

**PB# 00-2**

**Thomas' Aircraft Supplies**

**4-3-17.13**

*Approved 5-18-00*



Wilson Jones • Carbonless • S165+ROR Duplicate • S165/NCL Triplicate

© Wilson Jones, 1999

DATE Jan 20, 2000 **RECEIPT** 082302

RECEIVED FROM K Thomas Idiculla

Address \_\_\_\_\_

One Hundred 00/100 DOLLARS \$ 100.00

FOR P.B # 00-02

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	3893
AMOUNT PAID		CHECK	100.00
BALANCE DUE		MONEY ORDER	

Town Clerk

BY Dorothy H. Hansen  
sh



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)

WILLIAM J. HAUSER, P.E. (NY & NJ)

MARK J. EDSALL, P.E. (NY, NJ & PA)

JAMES M. FARR, P.E. (NY & PA)

☐ **Main Office**

33 Airport Center Drive

Suite #202

New Windsor, New York 12553

(845) 567-3100

e-mail: mheny@att.net

☐ **Regional Office**

507 Broad Street

Milford, Pennsylvania 18337

(570) 298-2765

e-mail: mhpa@ptd.net

**MEMORANDUM**

**10 October 2001**

**TO: FRANK LISI, ASST. BUILDING INSPECTOR**  
**MYRA MASON, PLANNING BOARD SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: THOMAS AIRCRAFT SITE PLAN**  
**PLANNING BOARD FILE NO. 00-02**

On Friday, October 5, 2001 I visited the subject site at the request of the developer's representative to confirm that all site work is 100% complete, such that the performance security could be released.

This was a follow-up to my previous visit in August.

All the work referenced in my previous memorandum of 6 August 2001 is now complete. By copy of this memorandum to the Comptroller, I am recommending that the performance/completion guarantee be released.

10/10/01

cc. Larry Reis

TOTAL P.02

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 10/10/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**SITE PLAN BOND**

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.

APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/20/2001	SITE PLAN BOND	CHG	15665.00		
03/20/2001	REC CK. #4236	PAID		15665.00	
			-----	-----	-----
		TOTAL:	15665.00	15665.00	0.00



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)  
WILLIAM J. HAUSER, P.E. (NY & NJ)  
MARK J. EDSALL, P.E. (NY, NJ & PA)  
JAMES M. FARR, P.E. (IL, NY & PA)

RECEIVED

AUG 06 2001

BUILDING DEPARTMENT

**11 Main Office**

33 Airport Center Drive  
Suite #202  
New Windsor, New York 12553  
(845) 567-3100  
e-mail: mheny@att.net

**12 Regional Office**

507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhempa@ptd.net


**MEMORANDUM**

**6 August 2001**

**TO: FRANK LISI, ASST. BUILDING INSPECTOR  
MYRA MASON, PLANNING BOARD SECRETARY**

**FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER**

**SUBJECT: THOMAS AIRCRAFT SITE PLAN  
PLANNING BOARD FILE NO. 00-02**



On Friday, August 3, 2001 I visited the subject site at the request of the developer's representative to confirm that all site work is 100% complete, such that the performance security could be released.

At the time of my visit it was noted that several items are still not complete, as follows:

- Wheel stops depicted on approved plan not yet installed
- Handicapped signs not installed
- Flagpole not installed
- Evergreen (near hydrant) dead – should be replaced

The items noted above should be corrected. Once complete, I should be contacted such that a follow-up review can be made.

Call me if you have any questions.

**TOWN OF NEW WINDSOR  
ENGINEER AND PLANNING BOARD OFFICE**

**MEMORANDUM**

TO: MARK EDSALL, P.E. – P.B. ENGINEER  
MICHAEL BABCOCK, BUILDING INSPECTOR

FROM: MYRA MASON, PLANNING & ENGINEERING

DATE: JULY 17, 2001

SUBJECT: SITE INSPECTION FOR THOMAS AIRCRAFT (P.B. #00-02)

As per the attached, Julius Coppola is requesting a site inspection for the above project so that the Site Plan Bond might be returned to the applicant.

Please schedule this inspection at your earliest convenience and send me a copy of the inspection results.

MLM



JULIUS C. COPPOLA

**RE/MAX®**  
**benchmark realty group**

Corporate / Commercial

New Windsor Business Park  
100 Commerce Drive, Suite 105  
New Windsor, New York 12553  
Office: (914) 565-0004 Fax: (914) 565-0005

Town of New Windsor Building Department  
555 Union Avenue  
New Windsor, NY 12553

July 17, 2001

Reference: Deposit for completion of site work at 210 Wembly Rd  
Certificate of Occupancy # CO2001-0249, Tax Map  
Parcel 4-3-19.1, Dated March 20, 2001

Attention: Mike Babcock

Dear Mike,

The site work at the above parcel has been completed. We are requesting the return of the deposit of \$15,665.00, copy attached.

Thank you for the way you and your staff have handled the entire project, it was done with complete professionalism.

With Best Regards,

  
Julius C. Coppola, Agent

RECEIVED

JUL 17 2001

BUILDING DEPARTMENT

K. THOMAS IDICULLA  
MARIAMMA IDICULLA  
38 JUDITH DR.  
STORMVILLE, NY 12582

50-235 617  
219  
0240139238

4236

DATE 3/19/2001

PAY TO THE  
ORDER OF

Town of New Windsor

\$15665 <sup>00</sup>/<sub>100</sub>

Fifteen thousand Six hundred sixty five & 00/100

DOLLARS

Security features  
included  
Details on back

THE  
BANK OF  
NEW  
YORK

Route 17K Office, 900 Auto Park Place  
Newburgh, NY 12550

MEMO

210 Wimbly Road, Deposit

K. Thomas Idiculla

⑆021902352⑆ ⑆0240139238⑆ 4236

FINE LINE

# Certificate of Occupancy

The Town of New Windsor Building Department, County of Orange, State of New York  
hereby issues this certificate as described herein:

Certificate Number

**CO2001-0249**

*It is hereby certified that inspection(s) of the building(s) or structure(s) noted below have/has been conducted pursuant to applicable regulations. Such inspection(s) have/has revealed no uncorrected deficiency or material violation of applicable laws or codes. Such construction or work is found to be in substantial conformance with the plans and/or other information on file with this office in connection with the building permit.*

Permit Number: **PA2001-0183**

Tax Parcel ID:

**4-3-19.1**

Permit Date: **3/20/01**

Type Of Permit: **COMMERCIAL RENEWAL**

Street Address of Property: **WEMBLY RD**

Property Owner's Name: **T & M LLC**

Property Owner's Address: **38 JUDITH DRIVE**

**STORMVILLE NY 12582-**

Occupant: **THOMAS AIRCRAFT SUPPLIES**

NYS Occupancy Classification: **340**

Description of Work: **RENEWAL OF BP#440 / WAREHOUSE, DISTRIBUTION & OFFICE / THOMAS AIRCRAFT SUPPLIES**

  
**Richard Hotaling**

Authorized Signature

**ASSISTANT FIRE INSPECTOR**

Title

**March 20, 2001**

Date



4-3-17.13

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 03/20/2001

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**SITE PLAN BOND**

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.

APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
03/20/2001	SITE PLAN BOND	CHG	15665.00		
03/20/2001	REC CK. #4236	PAID		15665.00	
			-----	-----	-----
		TOTAL:	15665.00	15665.00	0.00

A3-apple

Thomas Aircraft 3/14/01  
Completion Bond

Paving (t.p) 10,890

Striping 160

On sign/Striping 250

Wheel stops 165

Rip Rap ditch  
(@ inlet & outlet  
near driveway) 1500

Flag pole 500

Landscaping 2200  
(trees/shrubs/ground  
finish)

---

\$ 15,665

FORMAL MEMO will follow  
MJE

REGULAR ITEMS:

THOMAS'S AIRCRAFT SUPPLIES, INC. (00-20)

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: This application proposes construction of a new 11,910 square foot warehouse building with the office on lot 2 of the recently approved Helmer subdivision. This plan was previously reviewed at the 26 January, 2000 planning board meeting. Okay, Greg.

MR. SHAW: Thank you. As the Chairman just read, I'm representing Thomas's Aircraft Supplies, Inc. tonight. This is a recently created parcel that this board approved probably about four or five months ago that originally was a parcel that housed Air Products on the other side of Wembly Road. As I mentioned, it's 2.0 acres in size, it's in a PI zone, planned industrial and as you can see on the drawings, we're proposing a 9,960 square feet warehouse with a 1,950 square foot office. The applicant, Thomas's Aircraft Supplies, Inc. presently has a business at Stewart Airport. He wishes to relocate to this site. He will occupy half of the facility, that being half of the warehouse and half of the office and will be leasing out the other half of the facility. As you notice on the drawings, this being an industrial zone, we have provided four loading bays on this site and also have provided appropriate turning radius for vehicles to enter and exit the loading areas. Along with that, we have provided office parking for office employees and also for visitors, once again, in conformance with your zoning ordinance. We comply with all aspects of your zoning ordinance with two exceptions, one is that when this lot was created, there was a variance granted by the Zoning Board of Appeals for a lot width, this lot was deficient in that it did not provide the 150 foot lot width required by your ordinance and that various was granted during the subdivision process. Recently, we went before the ZBA and got a building height variance for the structure and according to your zoning ordinance, you're allowed one foot of building height per lineal foot to the nearest lot line. In this case,

we have a side yard setback of 20 feet, therefore, limiting the building to 20 feet. This structure is going to be 27 feet to the ridge line to the eaves, going to be less but again according, to your ordinance, building height is measured to the eaves. Therefore, we went to the Zoning Board of Appeals, we had a public hearing and we did get a variance for the 7 foot building height variance. With respect to the other aspects of the infrastructure, the site is provided with Town sewer, we'll have to put in a pump station to pump into the gravity line on Wembly Road due to the fact that the sewer line is installed relatively shallow on Wembly Road. There's town water available also on Wembly Road, we'll be tapping into that also. And the building will be sprinklered and then finally with respect to the storm drainage system there's a rip-rap drainage channel which was installed by William Helmer of H C Development Partners probably about two years ago and that's on the westerly portion of the site along the property line and we'll be taking our storm water and discharging into that drainage channel by gravity. I think maybe we'll have two pieces of pipe on the entire site, one will be a pipe crossing the new drive coming into the parcel and the second will be draining of a loading area into the drainage channel. I may point out that this channel had tremendous amount of interest from the Town in years passed and I was the design engineer on sizing up this channel and I can tell you that it was designed for a 50 year storm at a total build out of the entire watershed, okay. So there's plenty of capacity in the channel and, in fact, the recent flood that we had, not flood, but hundred year storm that we had with Hurricane Floyd last fall, this channel did very well. So that's a brief overview, Mr. Chairman, and I will answer whatever questions you may have.

MR. PETRO: Mark, we've had a couple and I guess I want to use the word complaint from I guess Mt. Ellis?

MR. EDSALL: Yes.

MR. PETRO: And we did receive a letter today, have you read this?

MR. EDSALL: Yes, I have.

MR. ARGENIO: That's the letter from Mr. Helmer?

MR. PETRO: Yes. Some of the water was being detained because the entranceway into the culvert had been blocked by debris and he's saying here that when they removed the debris that it worked fine and there wasn't any other problems. Mark, do you want to expand on that, I mean, that's pretty much what--

MR. EDSALL: Seemed to me from the complaint that we had received from Mt. Ellis Paper that their concerns were twofold, one, again, was the obstruction of the culverts which is really a maintenance item and I got a call from Mr. Helmer today and a followup with a copy of this letter indicating that they have cleaned all the debris from the three culverts. He did note, however, even if they had been blocked, there was an emergency overflow such that it would not have been 100 percent obstructed, the flow could have continued. The second item of the complaint was the fact that the drainage from the proposed town road it's currently still a private Industrial roadway drains toward the loading docks of Mt. Ellis Paper and Mr. Helmer notes in his letter that that's not his responsibility, that the road grades were provided to Mt. Ellis before their building was designed and obviously, they built lower than the road. And I am not sure what the timing was but it's pretty obvious that the loading dock is substantially lower than the road and we still haven't figured how to have drainage flow uphill so it's going to flow towards the dock so he does have a drainage system to carry water so Mr. Helmer has responded, I don't see any incorrect information here.

MR. PETRO: Next subject, gentlemen? Gentlemen, we have fire approval on 4/11/2000 and highway on 2/2/2000 sent them a revised on 4/7, we haven't got that back yet, correct?

MS. MASON: Yes.

MR. PETRO: Still waiting for a revised. Mark, why don't you go over a couple of your comments, see if

anything is outstanding.

MR. EDSALL: Comment 1 is the normal background information. Comment 2, the storm water piping that's shown on the plan to carry the flow from Scenic Technologies is a 36 inch storm water pipe that runs out toward the proposed town road, Wembly Road passes through two catch basins and then in turn discharged to the rip-rap channel that Mr. Shaw identified earlier. I spoke with the highway superintendent, he has no objection to the two basins and the related piping being within the proposed Town right-of-way but he wants it clear on the plan that the pipe through the private property remains private ownership and maintenance responsibilities so I'm sure that they'll need a construction easement to get onto that property and run the line. The plan should reflect that that's to remain private and it should be explained to the adjoining property owner.

MR. PETRO: Who would probably be happy to have it done, so should certainly give the construction easement.

MR. EDSALL: My understanding is that they have collected the storm water, they have provided a point of discharge without any outlet easements, so they'll probably be happy that this is solved at someone else's expense. 2B just noting that the site access road I discussed with the highway superintendent, inasmuch as a lot of the other commercial accessways are showing significant damage in the shoulder areas, and pothole problems, adjoining the shoulders he suggested that curbs be placed just at the entrance and I discussed that with Mr. Shaw as well. Lighting and landscaping, appears acceptable, you may want to take a look at that on the plans submitted and I'm just noting that they do have a sewage pump chamber and again, just for the record, that's a privately owned and maintained pump and force main, but I don't see any problems with the design details as they have been submitted. But I don't know that the sewer department has responded yet, though.

MR. PETRO: Can I have a motion for lead agency?

MR. LUCAS: Make that motion.

MR. ARGENIO: Second it.

MR. LANDER: Motion's been made and seconded that the New Windsor Planning Board declare lead agency under the SEQRA process for the Thomas's Aircraft. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I'm going to schedule a public hearing, Greg.

MR. SHAW: In all honesty, in my opinion, I don't think it's warranted. We did have a public hearing for the building height variance and consistent with what you would think in an industrial zone, nobody attended. If the board feels it's appropriate to have one, certainly you're going to have one, but for this man's opinion, I don't think it's necessary in this case.

MR. PETRO: Now, you just had one within the last month or two?

MR. SHAW: I would say within the past four weeks.

MR. PETRO: No attendance at all?

MR. SHAW: None.

MR. LUCAS: It's all commercial and the neighbors are Scenic and the other one is Mt. Ellis and you sent a letter, right?

MR. SHAW: Yes, everybody within I believe 500 feet.

MR. LUCAS: I don't see where we need a public hearing.

MR. PETRO: Is that motion?

MR. LUCAS: Yes.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive the public hearing under its discretionary judgment under the Town Zoning Local Law. Is there any further discussion? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. EDSALL: Two easements which should be reflected on the plan would be first, I believe there was an existing easement for this large drainage channel through the lands of Mt. Ellis and that should be shown on the plans. And we should make sure that the connection coming in from the bypass drainage connections stays within that easement and secondly, we're creating a site plan that looks as if it's encroached into somewhat by this rip-rap channel, we should make sure there's an easement preserved, if it doesn't already exist, it should be reserved to the site.

MR. SHAW: Yeah, that certainly makes sense, we'll look into that, whether, if an easement does not exist, one will exist.

MR. PETRO: Why don't you work on those couple things. The only thing I want to ask the board now as far as the landscaping plan, does anybody have any additions, subtractions or do you find it satisfactory?

MR. LUCAS: Does it conform, should have to conform



with the other properties there.

MR. SHAW: Oh, I think the landscaping for the site is going to be superior to what's there right now. If you turn to the landscaping plan, I think there's plenty in my opinion.

MR. LANDER: Mr. Lucas didn't see a flag pole, though.

MR. LUCAS: I asked him.

MR. SHAW: Last one, not on this one.

MR. LUCAS: And the last one, too.

MR. PETRO: With the flag, right, Andy?

MR. LUCAS: Most of those I can remember there's some shrubbery but the rest is grass, lawn and curb.

MR. EDSALL: Theater Techniques has quite an extensive landscaping.

MR. LUCAS: In the front but not on that side road.

MR. EDSALL: This should make it even look nicer.

MR. PETRO: Work on the few items, Greg, and in the meantime--

MR. LANDER: Lighting.

MR. PETRO: Mark said the lighting was fine.

MR. SHAW: Mr. Chairman, the comments are very few, do you really need to see me again in two weeks?

MR. LANDER: Only because we like to have you stand there.

MR. PETRO: The biggest one Mark's got a good point with the drainage easement, how are you going to resolve that?

MR. LANDER: Suppose you can't?

MR. PETRO: What if they don't give you an easement. The rip-rap is ten foot up onto the property.

MR. SHAW: Well, I think what the answer is, one of Mark's issues is whether or not we would give, and first of all, doesn't the easement exist on this property for this channel, if not, one should, that's under our control, okay. That property's presently owned by Bill Helmer, if he wants to sell it, he's got to provide that easement. And Mark, who would that easement be to the Town?

MR. EDSALL: No, it would be reserved to the developer with the ability for them in turn once they look to dedicate they in turn would dedicate it to the Town.

MR. SHAW: So the easement that's going to be on this property is to who?

MR. EDSALL: Gets retained to the developer of the industrial park with the ability in the future then turn the easement over to the Town.

MR. SHAW: So we'd show an easement on the lands of Helmer for the benefit of Helmer, that's relatively easy.

MR. EDSALL: I believe there's an easement through Mt. Ellis already so just a matter of showing it.

MR. SHAW: Yes.

MR. LANDER: Scenic Properties, you need one there also, right?

MR. SHAW: I don't think that's an easement that I basically, that's just a phone call getting permission to install the storm drain pipe on there from that property out to the right-of-way.

MR. LANDER: Relieve a problem they have already.

MR. PETRO: I don't know, maybe a year or two ago but the old furniture store on 207 was Mr. Helmer's and we

helped him move along fast there and kind of really made things right, right, Mike, and it really, he did not respond well.

MR. SHAW: This is not for Mr. Helmer, this is for Thomas's Aircraft Supply whose lease is running out at Stewart. I understand your point and I won't even try to talk you out of it but this is for Thomas's Aircraft Supplies.

MR. PETRO: Is he leasing the land or buying it?

MR. SHAW: He's buying it. Mr. Helmer is the owner, he's not the applicant.

MR. EDSALL: I believe both of them could be conditions and let them jump through the hoop, if they can do it within the week, get it properly on the plan and recorded, so be it.

MR. PETRO: Read the subject-to's, I know one is the flag, one is the easement and one other one?

MR. BABCOCK: The curbs, that's it.

MR. SHAW: And the bond estimate.

MR. EDSALL: And note on the plan regarding the 36 inch pipe.

MR. SHAW: That's going to be privately owned, yeah, that's all there is.

MR. PETRO: So it's in the minutes. Have a motion for final approval?

MR. LUCAS: I'll make that motion.

MR. PETRO: We need to add bond estimate would need to be submitted and the public improvement bond estimate for the Tow of New Windsor.

MR. SHAW: Yes.

MR. ARGENIO: Second it.

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MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Thomas's Aircraft Supplies site plan on Wembly Road Gateway Industrial Park with the subject-to's that have been read in by Mr. Shaw and Mr. Edsall and myself. Let's table that motion and motion for negative dec.

MR. LANDER: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board declare negative dec for Thomas's Aircraft Supplies site plan on Wembly Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Now we'll go back to the motion that was before us. We have a second, we have motion made, is there any further discussion as far as the final approval is concerned? And we have the five subject-to's read into the minutes.

ROLL CALL

MR. BRESNAN	AYE
MR. ARGENIO	AYE
MR. LUCAS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.  
APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
05/18/2000	PLANS STAMPED	APPROVED
04/12/2000	P.B. APPEARANCE	LA:ND WVE PH APP CON
	. SHOW EASEMENTS ON PLANS - CHECK ENCROACHMENT OF RIP RAP	
	. CHANNEL - FLAGPOLE W/FLAG - 36" PIPE - CURBS - COST EST	
01/26/2000	P.B. APPEARANCE	REFER TO Z.B.A.
01/05/2000	WORK SESSION APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/22/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.  
APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	01/20/2000	EAF SUBMITTED	01/20/2000	WITH APPLICATION
ORIG	01/20/2000	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	01/20/2000	LEAD AGENCY DECLARED	04/12/2000	TOOK LA
ORIG	01/20/2000	DECLARATION (POS/NEG)	04/12/2000	DECL. NEG DEC
ORIG	01/20/2000	SCHEDULE PUBLIC HEARING	/ /	
ORIG	01/20/2000	PUBLIC HEARING HELD	/ /	
ORIG	01/20/2000	WAIVE PUBLIC HEARING	04/12/2000	WAIVE PH
ORIG	01/20/2000	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/12/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.

APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/20/2000	REC. CK. #3894	PAID		750.00	
01/26/2000	P.B. ATTY. FEE	CHG	35.00		
01/26/2000	P.B. MINUTES	CHG	13.50		
04/12/2000	P.B. ATTY. FEE	CHG	35.00		
04/12/2000	P.B. MINUTES	CHG	45.00		
05/10/2000	P.B ENGINEER	CHG	348.40		
05/12/2000	RET. TO APPLICANT	CHG	273.10		
		TOTAL:	750.00	750.00	0.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/15/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**4% FEE**

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.

APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/10/2000	2% OF COST EST. \$66,991.0	CHG	1339.82		
05/12/2000	REC. CK. #3992	PAID		1339.82	
			-----	-----	-----
		TOTAL:	1339.82	1339.82	0.00

A large, stylized handwritten mark, possibly a signature or initials, consisting of a vertical line with a loop at the top and a long, sweeping curve extending to the right.



Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(814) 563-4611

**RECEIPT**  
**#371-2000**

05/15/2000

Kiculla, Thomas & Mariamma

Received \$ 100.00 for Planning Board Fees, on 05/15/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen  
Town Clerk

P.B.# CC 02

CB # 3991 \$ 100.00

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/15/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.  
APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/10/2000	SITE PLAN APPROVAL FEE	CHG	100.00		
05/12/2000	REC. CK. #3991	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00



**McGOEY, HAUSER and EDSALL**  
**CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR**  
**PLANNING BOARD**  
**REVIEW COMMENTS**

**REVIEW NAME:** THOMAS' AIRCRAFT SUPPLIES SITE PLAN  
**PROJECT LOCATION:** WEMBLY ROAD (GATEWAY INDUSTRIAL PARK)  
(LOT 2 – HELMER SUBDIVISION)  
SECTION 4-BLOCK 3-LOT 17.13 (PART OF)  
**PROJECT NUMBER:** 00-02  
**DATE:** 12 APRIL 2000  
**DESCRIPTION:** THE APPLICATION PROPOSES THE CONSTRUCTION OF A NEW  
11,910 SQUARE FOOT WAREHOUSE BUILDING WITH OFFICE ON  
LOT 2 OF THE RECENTLY APPROVED HELMER SUBDIVISION.  
THE PLAN WAS PREVIOUSLY REVIEWED AT THE  
26 JANUARY 2000 PLANNING BOARD MEETING.

1. The Applicant required a building height variance and was referred to the ZBA at the previous meeting. It is our understanding that the Applicant has received this variance. A record of same should be on file with the Planning Board.

The property is located within the Planned Industrial (PI) Zoning District of the Town. The use has been classified as Use By Right No. 2. The plan, as submitted, appears to comply with all the bulk requirements, with the exception of lot width and building height, both of which now have received a variance.

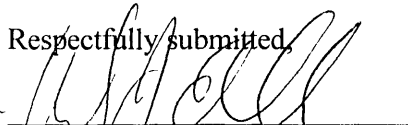
2. The Applicant's Engineer has responded to previous review comments and has expanded the plan set with additional drawings. I have the following comments based on my most recent review:
  - a. I have reviewed the routing of the 36" stormwater piping with the Town Highway Superintendent. The routing is acceptable, although the plan should note that the piping run from private property to the first basin in Wembly Road should be noted on the plan as private and the maintenance responsibility of the property owner. As well, the new catch basin on private property will remain the responsibility of the individual property owner.
  - b. I have reviewed the site access road with the Town Highway Superintendent. He has indicated that curbs should be provided at the entrance, with bull-nose end sections within the proposed Town right-of-way, and the curb extending an appropriate distance into the site.

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS  
PAGE 2**

**REVIEW NAME:** THOMAS' AIRCRAFT SUPPLIES SITE PLAN  
**PROJECT LOCATION:** WEMBLY ROAD (GATEWAY INDUSTRIAL PARK)  
(LOT 2 – HELMER SUBDIVISION)  
SECTION 4-BLOCK 3-LOT 17.13 (PART OF)  
**PROJECT NUMBER:** 00-02  
**DATE:** 12 APRIL 2000

- c. The lighting and landscaping for the proposed site appears reasonable. The Board should review same and verify acceptability.
  - d. The site is served with a sewage pump chamber. The system will be privately owned and maintained. The arrangement as depicted on the plans appears acceptable. I am not sure if the Town Sewer Department has reviewed these latest plans; any approval should be subject to the acceptance of the information on the plan.
3. I have received correspondence from Mt. Ellis Paper with regard to concerns at the Industrial Park. The Industrial Park and the infrastructure are not dedicated public improvements at this time. These improvements remain privately owned and maintained. The correspondence was also forwarded to the park owner, Mr. William Helmer. It is my understanding based on a telephone conversation on this date with Mr. Helmer that he has addressed the issues raised by Mt. Ellis Paper. A confirming letter is attached hereto for the Board's review.
4. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
5. The Planning Board should determine, for the record, if a **Public Hearing** will be necessary for his **Site Plan**, per its discretionary judgement under Paragraph 48-19.C of the Town Zoning Local Law.
6. The Planning Board should require that a **bond** estimate be submitted for this **Site Plan** in accordance with Paragraph A(1)(g) of Chapter 19 of the Town Code.
7. The Applicant should be directed to submit a **Public Improvement Bond Estimate** to the Town Engineer for review.
8. At such time that the Planning Board has made further review of this application, **further engineering reviews** and comments will be made, as deemed necessary by the Board.

Respectfully submitted,

  
\_\_\_\_\_  
Mark J. Edsall, P.E.  
Planning Board Engineer  
MJEmk  
THOMAS2.mk

**WILLIAM F. HELMER**

27 ROUTE 210

STONY POINT, NEW YORK 10980

April 12, 2000

Mt. Ellis Paper Company Inc.  
Wenibly Road  
P.O. Box 4083  
New Windsor, New York 12553  
Attn: Mr. Jim LoRusso  
General Manager

**Re: Gateway International Park**

Gentlemen:

This is to acknowledge receipt of your letter of February 22, 2000 regarding drainage at the subject location.

Please be advised that Hurricane Frank did bring a lot of tree limbs and leaves down the silver stream which collected at the 3 pipe culverts near the sewage pump station. We had been waiting for proper weather to clean out the debris. We are happy to report that we have recently completed the removal of this natural debris. We would also like to remind you that even if the debris completely blocked the culverts there is an over flow channel which would prevent back flooding on your property.

Your second item regarding discharge into the loading dock area is not our responsibility. The road grades were furnished before your building was designed and any run off from the road is caused by your design.

Kindly give me a call if you have any further questions.

Very truly yours,



William F. Helmer

WFH/cc

c.c. Mark Edsall  
Mike Babcock  
Greg Shaw



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
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New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

TOWN/VILLAGE OF New Windsor P/B # 00 - 2  
WORK SESSION DATE: 4 May 00 (Thurs) APPLICANT RESUB.  
REQUIRED: No  
REAPPEARANCE AT W/S REQUESTED: No  
PROJECT NAME: Thomas Aircraft  
PROJECT STATUS: NEW \_\_\_\_\_ OLD X  
REPRESENTATIVE PRESENT: Greg Shaw, Jay Cappella  
MUNIC REPS PRESENT: BLDG INSP. \_\_\_\_\_  
FIRE INSP. X  
ENGINEER X  
PLANNER \_\_\_\_\_  
P/B CHMN. \_\_\_\_\_  
OTHER (Specify) \_\_\_\_\_

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- moving 36" pipe from Theater Tech to rock thru Thomas Aircraft rather than thru road
- direct discharge to channel, no need to go to Mt Ellis piers.
- Town to get easement possibly in future.

MYRA => We can stamp plan once all fees paid.  
(still need cost estimate)

\_\_\_\_\_  
\_\_\_\_\_  
pbwsform 10MJ98

CLOSING STATUS  
~~\_\_\_\_\_ Set for agenda~~  
~~\_\_\_\_\_ possible agenda item~~  
~~\_\_\_\_\_ Discussion item for agenda~~  
~~\_\_\_\_\_ ZBA referral on agenda~~



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

00-2

RECEIVED

DATE PLAN RECEIVED:

APR - 7 2000

The maps and plans for the Site Approval

Subdivision as submitted by

SAAN Eng. for the building or subdivision of  
THOMAS Aircraft Supplies has been  
reviewed by me and is approved  
disapproved.

If disapproved, please list reason

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

ACCT: 05/10/2000

PAGE: 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB: 8755

NEW WINDSOR PLANNING BOARD (Changeable to Applicant)

CLIENT: NEWWIN TOWN OF N W WINDSOR

TASK: 0 2

FOR WORK DONE PRIOR TO: 05/10/2000

TASK NO	REL	DATE	TRAN	EMP	ACT DESCRIPTION	RATE	HRS	TIME	EXP	DOLLARS	BILLED	BALANCE
0-2	153550	01/05/00	TIME	MJE	WS THOMAS AIRCRAFT S/P	80.00	0.40	32.00				
0-2	153793	01/19/00	TIME	MJE	MC MT EL/THOM W/WINGLOV	80.00	0.30	24.00				
0-2	153861	01/26/00	TIME	MJE	MM Thomas Aircraft>USA	80.00	0.10	8.00				
0-2	153877	01/26/00	TIME	MJE	CL THOMAS AIRCRAFT TRC	28.00	0.50	14.00				
0-2	154321	01/26/00	TIME	MJE	MC THOMAS S/P	80.00	0.50	40.00				
								118.00				
0-2	155558	02/15/00			BILL 00-226 2/15/00						118.00	
											-118.00	
0-2	162120	04/05/00	TIME	MJE	WS THOMAS AIRCRAFT	80.00	0.40	32.00				
0-2	161504	04/12/00	TIME	MJE	MM THOMAS S/P COND APPL	80.00	0.10	8.00				
0-2	161934	04/12/00	TIME	MJE	CL REC COMM THOMAS	28.00	0.80	22.40				
0-2	162196	04/12/00	TIME	MJE	MC THOMAS AIRCRAFT	80.00	0.50	40.00				
0-2	162158	04/12/00	TIME	MJE	MC TO/HELMER RE THOMAS	80.00	0.30	24.00				
0-2	163638	05/03/00	TIME	MJE	MC TCS RE HELMER/THOMAS	80.00	0.50	40.00				
0-2	163641	05/04/00	TIME	MJE	WS THOMAS AIRCRAFT	80.00	0.40	32.00				
0-2	164176	05/08/00	TIME	MJE	MC Thos Cost est w/Shaw	80.00	0.40	32.00				
					TASK TOTAL			348.40	0.00		-118.00	230.40
					GRAND TOTAL			348.40	0.00		-118.00	230.40

Myra -  
 I checked Shaw cost estimate,  
 he is revising and sending to  
 you. It is OK.  
 Mark

565-0004 Jay  
 548-9497 Mobile



744 Broadway  
P.O. Box 2569  
Newburgh, New York 12550  
[914] 561-3695

May 9, 2000

Chairman James R. Petro, Jr. and  
Members of the Planning Board  
**TOWN OF NEW WINDSOR**  
555 Union Avenue  
New Windsor, New York 12553

Re: New Building For Thomas's Aircraft Supplies, Inc.  
Wembly Road, Town of New Windsor

Gentlemen:

We have presented below for your consideration our Construction Estimate for the site improvements for the New Building For Thomas's Aircraft Supplies, Inc. Our estimate is as follows:

### CONSTRUCTION ESTIMATE

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Macadam Pavement	3,630 S.Y.	\$ 10	\$ 36,300
Pavement Markings	400 L.F.	\$ .40	\$ 160
Concrete Curbing	213 L.F.	\$ 10	\$ 2,130
Handicap Sign/Striping	2	\$ 125	\$ 250
Concrete Sidewalk	95 S.Y.	\$ 35	\$ 3,325
Refuse Enclosure	L.S.	\$ 1,500	\$ 1,500
Wheelstops	11	\$ 15	\$ 165
Catch Basins	3	\$ 1,000	\$ 3,000
12" Storm Drain Piping	122 L.F.	\$ 13	\$ 1,586
15" Driveway Culvert Piping	56 L.F.	\$ 20	\$ 1,120
36" Storm Drain Piping	203 L.F.	\$ 40	\$ 8,120
Poles With Single Luminaire	6	\$ 900	\$ 5,400
Wall Paks	5	\$ 300	\$ 1,500
Flagpole	1	\$ 500	\$ 500


May 9, 2000

<u>ITEM</u>	<u>QUANTITY</u>	<u>UNIT PRICE</u>	<u>AMOUNT</u>
Trees	16	\$ 125	\$ 2,000
Shrubs	70	\$ 25	\$ 1,750
<b>Total</b>			<b>\$ 66,991</b>

Should this Estimate be acceptable to your Board, my client will pay the 2% inspection fee of  
~~\$1,376.12.~~ *71339.82*

Respectfully submitted,

**SHAW ENGINEERING**



Gregory J. Shaw, P.E.  
Principal

GJS:mmv

cc: Thomas Idiculla, Thomas's Aircraft Supplies, Inc.

RESULTS OF P. MEETING OF: April 12 2000

PROJECT: Thomas's Aircraft P.B.# 00-02

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y    N     
2. TAKE LEAD AGENCY: Y    N

M)    S)    VOTE: A    N     
CARRIED: YES    NO   

M)    S)    VOTE: A    N     
CARRIED: YES    NO   

WAIVE PUBLIC HEARING: M)    S)    VOTE: A    N    WAIVED: Y    N     
SCHEDULE P.H. Y    N   

SEND TO O.C. PLANNING: Y   

SEND TO DEPT. OF TRANSPORTATION: Y   

REFER TO Z.B.A.: M)    S)    VOTE: A    N   

RETURN TO WORK SHOP: YES    NO   

APPROVAL:

M)    S)    VOTE: A    N    APPROVED:     
M)    S)    VOTE: A    N    APPROVED CONDITIONALLY: 4-12-00

NEED NEW PLANS: Y    N   

DISCUSSION/APPROVAL CONDITIONS:

Show easements on plans & Changed Plan reviewed
Check encroachment of rip rap channel by Mark at W.S.
Flag pole w flag
36" pipe
Curbs
Band estimate

REGULAR ITEMS

THOMAS AIRCRAFT SITE PLAN (00-02) WEMBLY ROAD

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Construction of 11,910 square foot building for warehouse and office use and related site requirements. This is first time we're seeing this, right, Mark?

MR. EDSALL: Yes, the use is permitted by right.

MR. SHAW: Yes.

MR. PETRO: Variance has already been granted by the ZBA, what was that for?

MR. SHAW: Correct, this board voted on I think maybe about four or five weeks ago the subdivision of this parcel, this is a parcel that was approved by this board, yet to be filed in the clerk's office of FC Partners, which is also Air Products. You approved this subdivision which took from a six acre parcel. In talking to the secretary before the meeting, I believe that subdivision plan has been stamped and signed and is in her office waiting to be filed in the clerk's office. What we're looking for tonight is a rejection to allow us to go to the Zoning Board of Appeals for a building height variance. As you said, it's in the PI zone, parcel area is two acres and with respect to all aspects of the zoning we're in compliance with the exception of building height.

MR. PETRO: Side yard is 20 feet?

MR. SHAW: Correct. With the building height being 27 feet high, we're only allowed of height of 20 feet, therefore, we need a variance of seven feet. So with that, maybe I can just take a minute and explain the use of the property. Thomas Aircraft Supplies is a company which is presently located at a hangar at Stewart Airport, they are renting the facility, they provide parts and service to Stewart Airport and the

airlines there. They want to relocate to this parcel. They'll be taking half of the structure, they'll be taking half of the warehouse and half of the office area and they'll be renting out the other half. With each half, there will be two loading areas along with appropriate parking, both for employees and visitors. So that's it in a nutshell, Mr. Chairman, a rejection would allow us to go to the ZBA and get the variance for the building height.

MR. PETRO: There's a couple housekeeping notes, you might as well take Mark's comments.

MR. SHAW: Okay.

MR. PETRO: Just to add the, just to add the date that you did receive it.

MR. EDSALL: Just the date on it.

MR. LUCAS: Is this south of Air Products?

MR. SHAW: It's north of Air Products, north of Air Products, Air Products is on this piece here. This is Mt. Ellis, okay, going uphill towards 300, you have the vacant parcel with Air Products in the back and the next is Scenic properties.

MR. EDSALL: Mike, this is lot 2 of the subdivision you guys approved in December.

MR. LUCAS: Right.

MR. PETRO: Let the minutes reflect that we have fire approval on 1/24/00. Can I have the motion for final approval?

MR. LUCAS: Make that motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Thomas Aircraft Supply site plan on Wembly Road. Is there any further discussion from the board members?

January 24, 2000

5

If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. BRESNAN	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for your necessary variances. Ones you're fortunate enough to receive those and they're on the map and you want to come back, we'll set you on the next available agenda.

MR. SHAW: Thank you.

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/12/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
APPROVAL

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.  
APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/10/2000	SITE PLAN APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00

Check # 1 :

Payable to Town of New Windsor

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/12/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES

~~4%~~ FEE  
2

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.

APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
----------	------------------	-------	-----------	-----------	-----------

05/10/2000	2% OF COST EST. \$66,991.0	CHG	1339.82		
			-----		
		TOTAL:	1339.82	0.00	1339.82

Check #2:

Payable to T. of New Windsor



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 05/12/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.  
APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/20/2000	REC. CK. #3894	PAID		750.00	
01/26/2000	P.B. ATTY. FEE	CHG	35.00		
01/26/2000	P.B. MINUTES	CHG	13.50		
04/12/2000	P.B. ATTY. FEE	CHG	35.00		
04/12/2000	P.B. MINUTES	CHG	45.00		
05/10/2000	P.B ENGINEER	CHG	348.40		
		TOTAL:	476.90	750.00	-273.10

*Will be returned to applicant.*

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 04/12/2000

PAGE: 1

LISTING OF PLANNING BOARD AGENCY APPROVALS

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.

APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
REV1	04/07/2000	MUNICIPAL HIGHWAY	/ /	
REV1	04/07/2000	MUNICIPAL WATER	04/10/2000	APPROVED
REV1	04/07/2000	MUNICIPAL SEWER	/ /	
REV1	04/07/2000	MUNICIPAL FIRE	04/11/2000	APPROVED
REV1	04/07/2000	NYS DOT	/ /	
ORIG	01/20/2000	MUNICIPAL HIGHWAY	02/02/2000	APPROVED
ORIG	01/20/2000	MUNICIPAL WATER	02/02/2000	APPROVED
ORIG	01/20/2000	MUNICIPAL SEWER . NO SEWER DETAIL ON PLANS	02/28/2000	DISAPPROVED
ORIG	01/20/2000	MUNICIPAL FIRE	01/24/2000	APPROVED
ORIG	01/20/2000	NYS DOT	04/07/2000	SUPERSEDED BY REV1



# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4610  
Fax: (914) 563-4693

OFFICE OF THE SUPERVISOR

George J. Meyers  
Town Supervisor

April 3, 2000

Mr. Seymour Kaplowitz, President  
Mt. Ellis Paper Company, Inc.  
Gateway International Park  
Wembly Road  
PO Box 4083  
New Windsor, NY 12553

Dear Mr. Kaplowitz:

I am in receipt of your March 26<sup>th</sup> correspondence to my office concerning drainage issues in the Gateway International Park Complex.

This matter has been referred to the town's Planning Board for their action.

Very truly yours,

George J. Meyers, Supervisor  
Town of New Windsor

GJM/dg

Cc: James Petro, Chairman  
NW Planning Board

*Jim  
make sure  
address this  
on-going*



Gateway International Park  
Wembly Road  
P.O. Box 4083  
New Windsor, New York 12553  
Telephone (914) 567-1100  
Fax (914) 567-1146

*A Mountain Of Goods At Your Service*

March 29, 2000

Honorable George Meyers  
Supervisor Of The Town Of New Windsor  
New Windsor, New York 12553

Dear George,

Enclosed please find a letter to Mt. Ellis Paper Co. from Tectonic Engineering regarding drainage issues at Gateway international Park. I am also enclosing a letter forwarded to Bill Helmer Re: Drainage System.

It is imperative that these issues be addressed before approval of any new construction that will effect the drainage at Gateway Industrial Park.

Sincerely,

Seymour Kaplowitz, President

C.C. James Petro  
Mark Edsall

RECEIVED

APR - 3 2000



**TECTONIC** ENGINEERING  
CONSULTANTS P.C.

REGIONAL OFFICES  
Albany, New York 518-783-1630  
Northborough, Massachusetts 508-393-7411  
Cincinnati, Ohio 513-759-9500  
Richmond, Virginia 804-897-6310

P.O. Box 447, 615 Route 32  
Highland Mills, New York 10930 914-928-6531

Fax No. 914-928-9211  
[www.tectonicengineering.com](http://www.tectonicengineering.com)

Mt. Ellis Paper Co.  
P.O. Box 4083  
Gateway Industrial Park  
Wembly Road  
New Windsor, N.Y. 12553  
Att: Jim LoRusso

February 11, 2000

**RE: W.O. 2858.01  
GATEWAY INDUSTRIAL PARK  
DRAINAGE CONCERNS**

Dear Jim:

As per our meeting and subsequent site inspection, I am writing to inform you of my concerns regarding the drainage for Gateway Industrial Park. At the time of my inspection there were two areas identified that have potential detrimental affects to the operation of the drainage on your site during significant storm events. These are the drainage of Silver Stream through the culverts down stream from the site across Wembly Road and road drainage from Wembly Road east of the site.

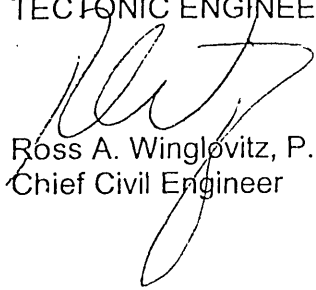
At the time of our inspection 3 large culverts which pass the flow of Silver Stream were partially blocked by trees and miscellaneous debris. If this condition persists water may back up in the stream and into the large swale on your site. A backup of this nature may subject your site to flooding.

Secondly, was the area of Wembly Road from your site east towards route 300. A large portion of this road appears to discharge directly into your loading area. Arrangements should be made to ensure that the storm water runoff from Wembly Road discharges directly to the large swale and not into your loading area.

If you would like to discuss this matter further, please contact me.

Sincerely,

TECTONIC ENGINEERING CONSULTANTS P.C.

  
Ross A. Winglovitz, P.E.  
Chief Civil Engineer



Gateway International Park  
Wembly Road  
P.O. Box 4083  
New Windsor, New York 12553  
Telephone (914) 567-1100  
Fax (914) 567-1146

*A Mountain Of Goods At Your Service*

Mr. William F. Helmer  
27 Rt. 210  
Stony Point New York 10980

Feb. 22, 2000

Dear Bill,

Please find enclosed a letter from Tectonic Engineering to our office in which he addresses some concerns in regards to the drainage in Gateway Industrial Park. Could you please comment. Thank you.

Respectfully Yours

A handwritten signature in black ink, appearing to read "Jim LoRusso", is written over the typed name and title.

Jim LoRusso  
General Manager

C.C. Mark Edsall  
Mike Babcock  
Greg Shaw



PRELIMINARY MEETING:HZ DEVELOPMENT/THOMAS AIRCRAFT SUPPLIES

MR. TORLEY: Request for 7 ft. maximum building height for construction of an 11,910 square feet building for warehouse and office use on Wembly road in a PI zone.

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. SHAW: For the record, my name is Gregory Shaw and I'm with Shaw Engineering and tonight, I'm representing Thomas Aircraft Supplies, Inc. If this board might remember, about three months ago, you had approved a variance on this subject parcel of land which is located on Wembly Road. It's a 2 acre parcel located in the PI zone. It's owned by HZ Development Partners, you may remember that to the rear of this property was Air Products, okay, and I have just been informed that that subdivision plan which received approval from the planning board was recently filed so this is now a created lot, which was not the case about four weeks ago. What we're proposing on this is one building which is going to be a combination of office and warehouse, the warehouse is going to be 9,960 square feet and the office is going to be approximately 1,950 square feet. One of the tenants is going to be Thomas Aircraft Supplies, Inc. who is the contract vendee of this parcel. The other half of the facility will be rented out to a tenant. As you'll notice on the site plan and again this being a industrial site, there will be four loading bays for tractor trailers, two will be used by Thomas Aircraft Supplies, the other two is for the tenant along. With that, we have provided parking in the front for employees and also parking for visitors in the front and the side of the building. Also you'll notice in this appendage which points in a westerly direction is going to be a turnaround area for tractor trailers, so when they pull in, it will be nose first and then they'll be able to back into the loading bays. Immediately to the west of this site is also Mt. Ellis and the two parcels are separated by a riprap line drainage channel recently installed a couple years ago. We're coming before this board tonight to ask for

a building height variance. We comply with all aspects of the zoning with the exception of building height. The zoning allows us 12 inches of building height per foot to the nearest lot line. Because we have a side yard setback of 20 feet, our limitation is a building height of 20 feet, we're proposing to construct a building 27 feet in height. And you may ask why is the building situated in that manner. If you take a look at the geometry of the parcel, how it's so narrow on Wembly Road, how it opens to the back, that coupled with the fact that it's an industrial site and you're going to have tractor trailers coming into the site and turning radius, for the moment, we had to push this building as close to the property line as we could. You'll notice in this area right here that we're almost up to encroaching into the riprap drainage swale. We really can't project it any further to the west towards that swale, therefore, we have a side yard setback of 20 feet, therefore, building height of 20 feet, therefore, the request for the variance of 7 feet. So that's a quick overview. I'll answer any questions you may have. I hope the board will feel comfortable to refer this to a public hearing tonight.

MR. KANE: Greg, as far as the height of the building, how is it compared to the other buildings that are in there?

MR. SHAW: It's going to be a metal frame, so what happens is you're going to be at the eaves closest to the property line, maybe 14 feet, okay, and then you're going to be moving from the eaves to the ridge, which is going to be located down the center of the building, again, that 27 foot dimension is to the ridge, so at the property line, it will be substantially less, maybe 16 feet.

MR. KANE: Maximum height no higher than the Mt. Ellis building?

MR. SHAW: No.

MR. TORLEY: And the adjacent property that has the, where you have the short side yard, what's on that?



MR. SHAW: That is Scenic Properties, the old Boss Glass facility. Those buildings are quite large. The one in the front is two stories and I believe there's a large metal frame to the rear of the property which is also quite substantial in height, it's up there.

MR. KANE: I have no questions.

MR. REIS: I make a motion that we recommend HZ Development to a public hearing.

MR. KANE: Second the motion.

ROLL CALL

MR. MCDONALD	AYE
MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE.

MR. BARNHART: Greg, you have all the applications?

MR. SHAW: Do you have an extra packet?

MR. BARNHART: Yes, I do.

MR. KRIEGER: In terms of the criteria, Greg, you already have a sheet?

MR. SHAW: Yes, I do and we'll address all those items with respect to the justification for the variance in our paperwork to the board.

MR. KRIEGER: Thank you.

ES

ZONING BOARD OF APPEALS

Regular Session

March 27, 2000

RECEIVED

MAR 27 2000

AGENDA:

BUILDING DEPARTMENT

7:30 p.m. – Roll Call

Motion to accept minutes of 02/28/00 meeting as written.

PRELIMINARY MEETING:

SET UP  
FOR P/H

1. FOX, KATHLEEN – Request for 10 ft. rear yard variance for construction or deck at 14 Spring Rock Road in an R-4 zone. (43-1-64).

SET UP  
FOR P/H

2. EXECUCORP/LEWIS SIGN – Request for 1 addl. 48 sq. ft. freestanding sign in variation of Sec. 48-18H(1)(a) of the Supp. Sign Regs. for a sign at 103 Executive Drive in a PI zone. (4-3-2.221).

PUBLIC HEARING:

APPROVED

3. RYAN, ANDREW E. – Request for 31.3 ft. front yard variance for construction of 2<sup>nd</sup> story addition on single-family residence with cantilever at 19 Canterbury Lane in an R-3 zone. (50-2-12.2).

Approved

4. HZ DEVELOPMENT/THOMAS AIRCRAFT SUPPLIES – Request for 7 ft. maximum building height variance to construct a building at 24 Wembly Road in a PI zone. (4-3-17.13).

Election of Officers for Year 2000

Formal Decisions: (1) Impellittiere (Duffer's)  
(2) Accettura

APPROVED

Pat – 563-4630 (o) or 562-7107 (h)

3) Sloop Hill

4 MALAZUK

#1 ZBA 2-28-00  
SET UP FOR P/A

OFFICE OF THE PLANNING BOARD - TOWN  
ORANGE COUNTY, NY

OF NEW WINDSOR  
#2 ZBA 3-27-00  
APPROVED

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD FILE NUMBER: DD-02

DATE: 2 FEB 00

APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

HANGAR A 1033 FIRST STREET

STEWART AIRPORT NEW WINDSOR NY 12553

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATED 20 JAN 00

FOR (~~SUBDIVISION~~ - SITE PLAN)

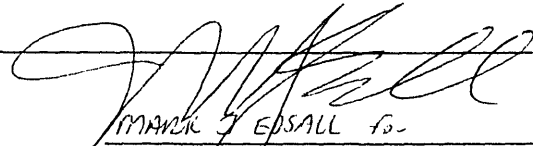
LOCATED AT WEEMBLE ROAD

ZONE P I

DESCRIPTION OF EXISTING SITE: SEC: 4 BLOCK: 3 LOT: 17.13

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

HEIGHT VARIANCE REQ'D



MARK J EDSALL for  
MICHAEL BABCOCK,  
BUILDING INSPECTOR

\*\*\*\*\*

REQUIREMENTS	PROPOSED OR AVAILABLE	VARIANCE REQUEST
ZONE <u>PI</u> USE _____		
MIN. LOT AREA <u>40 000 SF</u>	<u>88 460 SF</u>	<u>—</u>
MIN. LOT WIDTH <u>150 FT</u>	<u>141 FT</u>	<u>VARIANCE ALREADY GRANTED</u>
REQ'D FRONT YD <u>50 FT</u>	<u>180 FT</u>	<u>—</u>
REQ'D SIDE YD. <u>15 FT</u>	<u>20 FT</u>	<u>—</u>
REQ'D TOTAL SIDE YD. <u>40 FT</u>	<u>137 FT</u>	<u>—</u>
REQ'D REAR YD. <u>20 FT</u>	<u>65 FT</u>	<u>—</u>
REQ'D FRONTAGE <u>N/A</u>	<u>N/A</u>	<u>—</u>
MAX. BLDG. HT. <u>12' N/A</u>	<u>27 FT</u>	<u>7 FT.</u>
FLOOR AREA RATIO <u>0.60</u>	<u>0.13</u>	<u>—</u>
MIN. LIVABLE AREA <u>N/A</u>	<u>N/A</u>	<u>—</u>
DEV. COVERAGE <u>N/A</u> %	<u>N/A</u> %	<u>—</u> %
O/S PARKING SPACES <u>23</u>	<u>24</u>	<u>—</u>

APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT:  
(914-563-4630) TO MAKE AN APPOINTMENT WITH THE ZONING BOARD  
OF APPEALS.

CC: Z.B.A., APPLICANT, P.B. ENGINEER, P.B. FILE

REGULAR ITEMS

THOMAS AIRCRAFT SITE PLAN (00-02) WEMBLY ROAD

Mr. Gregory Shaw of Shaw Engineering appeared before the board for this proposal.

MR. PETRO: Construction of 11,910 square foot building for warehouse and office use and related site requirements. This is first time we're seeing this, right, Mark?

MR. EDSALL: Yes, the use is permitted by right.

MR. SHAW: Yes.

MR. PETRO: Variance has already been granted by the ZBA, what was that for?

MR. SHAW: Correct, this board voted on I think maybe about four or five weeks ago the subdivision of this parcel, this is a parcel that was approved by this board, yet to be filed in the clerk's office of FC Partners, which is also Air Products. You approved this subdivision which took from a six acre parcel. In talking to the secretary before the meeting, I believe that subdivision plan has been stamped and signed and is in her office waiting to be filed in the clerk's office. What we're looking for tonight is a rejection to allow us to go to the Zoning Board of Appeals for a building height variance. As you said, it's in the PI zone, parcel area is two acres and with respect to all aspects of the zoning we're in compliance with the exception of building height.

MR. PETRO: Side yard is 20 feet?

MR. SHAW: Correct. With the building height being 27 feet high, we're only allowed of height of 20 feet, therefore, we need a variance of seven feet. So with that, maybe I can just take a minute and explain the use of the property. Thomas Aircraft Supplies is a company which is presently located at a hangar at Stewart Airport, they are renting the facility, they provide parts and service to Stewart Airport and the

airlines there. They want to relocate to this parcel. They'll be taking half of the structure, they'll be taking half of the warehouse and half of the office area and they'll be renting out the other half. With each half, there will be two loading areas along with appropriate parking, both for employees and visitors. So that's it in a nutshell, Mr. Chairman, a rejection would allow us to go to the ZBA and get the variance for the building height.

MR. PETRO: There's a couple housekeeping notes, you might as well take Mark's comments.

MR. SHAW: Okay.

MR. PETRO: Just to add the, just to add the date that you did receive it.

MR. EDSALL: Just the date on it.

MR. LUCAS: Is this south of Air Products?

MR. SHAW: It's north of Air Products, north of Air Products, Air Products is on this piece here. This is Mt. Ellis, okay, going uphill towards 300, you have the vacant parcel with Air Products in the back and the next is Scenic properties.

MR. EDSALL: Mike, this is lot 2 of the subdivision you guys approved in December.

MR. LUCAS: Right.

MR. PETRO: Let the minutes reflect that we have fire approval on 1/24/00. Can I have the motion for final approval?

MR. LUCAS: Make that motion.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Thomas Aircraft Supply site plan on Wembly Road. Is there any further discussion from the board members?

January 28, 2000

5

If not, roll call.

ROLL CALL

MR. ARGENIO	NO
MR. BRESNAN	NO
MR. LUCAS	NO
MR. PETRO	NO

MR. PETRO: At this time, you have been referred to the New Windsor Zoning Board for your necessary variances. Ones you're fortunate enough to receive those and they're on the map and you want to come back, we'll set you on the next available agenda.

MR. SHAW: Thank you.

RESULTS OF P. MEETING OF: 10/21/92 124 2000

**PROJECT:** 10700 160th Ave S      **P.B.#** 0017

LEAD AGENCY:

**NEGATIVE DEC:**

1. AUTHORIZE COORD LETTER: Y\_\_\_ N\_\_\_

M)\_\_\_ S)\_\_\_ VOTE: A\_\_\_ N\_\_\_

2. TAKE LEAD AGENCY: Y\_\_\_N\_\_\_

CARRIED: YES NO

M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_

CARRIED: YES NO

WAIVE PUBLIC HEARING: M)\_\_\_S)\_\_\_ VOTE: A\_\_\_N\_\_\_ WAIVED: Y\_\_\_N\_\_\_

SCHEDULE P.H. Y\_\_N\_\_

SEND TO O.C. PLANNING: Y

SEND TO DEPT. OF TRANSPORTATION: Y

REFER TO Z.B.A.: M) LIS / VOTE: A 4 N 1

RETURN TO WORK SHOP: YES NO

**APPROVAL:**

M) S) VOTE: A N APPROVED: \_\_\_\_\_

M) \_\_\_\_\_ S) \_\_\_\_\_ VOTE: A \_\_\_\_\_ N \_\_\_\_\_ APPROVED CONDITIONALLY: \_\_\_\_\_

NEED NEW PLANS: Y N

**DISCUSSION/APPROVAL CONDITIONS:**

[illegible]



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/21/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 0-2

NAME: THOMAS' AIRCRAFT SUPPLIES, INC.

APPLICANT: THOMAS'S AIRCRAFT SUPPLIES

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/20/2000	REC. CK. #3894	PAID		750.00	
			-----	-----	-----
		TOTAL:	0.00	750.00	-750.00





# Building Permit Tracking Log

Building Permit Application Number: 22-2000      Building Permit Application Date: 1/11/2000

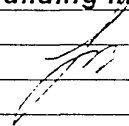
Type of Permit: Commercial Building

Section/Block/Lot: 4-3-17.13  
Street Address of Property: 128 WEMBLY RD  
Property Owners Name: H Z DEVELOPMENT PARTNERS  
Property Owners Address: 128 WEMBLEY ROAD  
Occupant's Name: THOMAS AIRCRAFT SUPPLIES

Architect/Engineer's Name:  
Architect/Engineer's Telephone Number:  
Architect/Engineer's Fax Number:

NYS Occupancy Classification:  
Description of Work: OFFICE & WAREHOUSE BUILDING  
Dimensions of Building: 0.00      0.00      0.00      0.00  
Comments:

## Building Permit Application Review Approvals

Review Type	Building Inspector	Date	Fire Inspector	Date
Hold from T for Planning Board Approval		1-12-00		

\* Planning Board block on - 1-18-2000

RECEIVED  
JAN 19 2000



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

00-2

RECEIVED

DATE PLAN RECEIVED:

APR - 7 2000

The maps and plans for the Site Approval

Subdivision as submitted by

for the building or subdivision of

Thomas's Aircraft Supplies Inc. has been

reviewed by me and is approved

disapproved

If disapproved, please list reason

Additional services are available.

HIGHWAY SUPERINTENDENT

DATE

WATER SUPERINTENDENT

DATE

SANITARY SUPERINTENDENT

DATE

**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: April 11, 2000**

**SUBJECT: Thomas' Aircraft Supplies, Inc.**

Planning Board Reference Number: PS-00-2

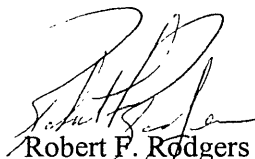
Dated: 7 April 2000

Fire Prevention Reference Number: FPS-00-014

A review of the above referenced site plan was conducted on 7 April 2000.

This site plan is acceptable.

Plans Dated: 5 April 2000



Robert F. Rodgers  
Fire Inspector

RFR/dh



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Milford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

0-2

TOWN/VILLAGE OF New Windsor P/B #      -     

WORK SESSION DATE: 5 Apr 00

APPLICANT RESUB.  
REQUIRED:

REAPPEARANCE AT W/S REQUESTED: No

new plans

PROJECT NAME: Thomas Aircraft

PROJECT STATUS: NEW      OLD X

REPRESENTATIVE PRESENT: Greg Shaw

MUNIC REPS PRESENT: BLDG INSP. X  
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- rec Helmer clean up debris ASAP
- add Kennedy ref; date of variance;
- drainage goes into Trow, then goes off.
- discuss w/ Henry Kroll
- curb @ entrance - Henry

Ready for agenda

- X CLOSING STATUS  
Set for agenda  
possible agenda item  
Discussion item for agenda  
ZBA referral on agenda

pbwsform 10MJE98



**INTER-OFFICE MEMORANDUM**

**TO: Town Planning Board**

**FROM: Town Fire Inspector**

**DATE: January 24, 2000**

**SUBJECT: Thomas' Aircraft Supplies, Inc.**

Planning Board Reference Number: PB-00-02

Dated: 20 January 2000

Fire Prevention Reference Number: FPS-00-003

A review of the above referenced subject site plan was conducted on 21 January 2000.

This site plan is acceptable.

Plans Dated: 6 January 2000.

A handwritten signature in black ink, appearing to read 'Robert F. Rodgers', is written over a faint, illegible stamp.

Robert F. Rodgers  
Fire Inspector

RFR/dh



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change \_\_\_\_\_ Site Plan X Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 4 Block 3 Lot 17.13 (portion of)

1. Name of Project New Warehouse/Office Building for Thomas's Aircraft Supplies, Inc.
2. Owner of Record H-Z Development Partners Phone 942-1330  
Address: 128 Wembly Road, New Windsor, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)
3. Name of Applicant Thomas's Aircraft Supplies, Inc. Phone 564-7221  
Hangar A, 1033 First Street, Stewart Airport,  
Address: New Windsor, NY 12553  
(Street Name & Number) (Post Office) (State) (Zip)
4. Person Preparing Plan Gregory J. Shaw, P.E. Phone 561-3695  
Address: 744 Broadway, Newburgh, NY 12550  
(Street Name & Number) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)
6. Person to be notified to appear at Planning Board meeting:  
Gregory J. Shaw, P.E. 561-3695  
(Name) (Phone)
7. Project Location:  
On the South side of Wembly Road 700 feet  
(Direction) (Street) (No.)  
West of Temple Hill Road  
(Direction) (Street)
8. Project Data: Acreage 2.0 Zone PI School Dist. Newburgh

PAGE 1 OF 2

( PLEASE DO NOT COPY 1 & 2 AS ONE PAGE TWO-SIDED)

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JAN 20 2000

00

2



9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No X

\*This information can be verified in the Assessor's Office.

\*If you answer "yes" to question 9, please complete the attached "Agricultural Data Statement".

10. Description of Project: (Use, Size, Number of Lots, etc.) Construction of a  
11,910 s.f. building for office and warehouse use along  
with related site improvements.

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes X no \_\_\_\_\_

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

MARIA A. CARPENTER  
Notary Public, State of New York  
No. 4985839  
Qualified in Orange County  
Commission Expires August 28, 2001

SWORN BEFORE ME THIS:

10<sup>th</sup> DAY OF January 19 2000

de. Thomas DiMille

APPLICANT'S SIGNATURE

Maria A. Carpenter  
NOTARY PUBLIC

Please Print Applicant's Name as Signed

TOWN USE ONLY:  
RECEIVED

JAN 20 2000  
DATE APPLICATION RECEIVED

00-02  
APPLICATION NUMBER

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

JAN 24 2000

00-022

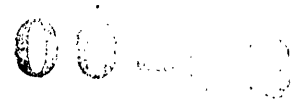
**TOWN OF NEW WINDSOR PLANNING BOARD**

**SITE PLAN CHECKLIST**

**ITEM**

1.     X     Site Plan Title
2.     X     Provide 4" wide X 2" high box directly above title block  
(preferably lower right corner) for use by Planning Board in  
affixing Stamp of Approval (ON ALL PAGES OF SP)
3.     X     Applicant's Name(s)
4.     X     Applicant's Address
5.     X     Site Plan Preparer's Name
6.     X     Site Plan Preparer's Address
7.     X     Drawing Date
8.     X     Revision Dates
9.     X     Area Map Inset and Site Designation
10.     \*     Properties within 500' of site
11.     \*     Property Owners (Item #10)
12.     X     Plot Plan
13.     X     Scale (1" = 50' or lesser)
14.     X     Metes and Bounds
15.     X     Zoning Designation
16.     X     North Arrow
17.     X     Abutting Property Owners
18.     NA     Existing Building Locations
19.     NA     Existing Paved Areas
20.     X     Existing Vegetation
21.     NA     Existing Access & Egress

\* Denotes to be provided at a later date.



## PROPOSED IMPROVEMENTS

- |     |              |                                     |
|-----|--------------|-------------------------------------|
| 22. | <u>  *  </u> | Landscaping                         |
| 23. | <u>  *  </u> | Exterior Lighting                   |
| 24. | <u> NA </u>  | Screening                           |
| 25. | <u>  X  </u> | Access & Egress                     |
| 26. | <u>  X  </u> | Parking Areas                       |
| 27. | <u>  Z  </u> | Loading Areas                       |
| 28. | <u> NA </u>  | Paving Details (Items 25 - 27)      |
| 29. | <u>  X  </u> | Curbing Locations                   |
| 30. | <u>  *  </u> | Curbing through section             |
| 31. | <u>  X  </u> | Catch Basin Locations               |
| 32. | <u>  *  </u> | Catch Basin Through Section         |
| 33. | <u>  X  </u> | Storm Drainage                      |
| 34. | <u>  X  </u> | Refuse Storage                      |
| 35. | <u> NA </u>  | Other Outdoor Storage               |
| 36. | <u>  *  </u> | Water Supply                        |
| 37. | <u>  *  </u> | Sanitary Disposal System            |
| 38. | <u>  X  </u> | Fire Hydrants                       |
| 39. | <u>  X  </u> | Building Locations                  |
| 40. | <u>  X  </u> | Building Setbacks                   |
| 41. | <u>  *  </u> | Front Building Elevations           |
| 42. | <u>  X  </u> | Divisions of Occupancy              |
| 43. | <u> NA </u>  | Sign Details                        |
| 44. | <u>  X  </u> | Bulk Table Inset                    |
| 45. | <u>  X  </u> | Property Area (Nearest 100 sq. ft.) |
| 46. | <u>  X  </u> | Building Coverage (sq. ft.)         |
| 47. | <u>  X  </u> | Building Coverage (% of total area) |
| 48. | <u>  X  </u> | Pavement Coverage (sq. ft.)         |
| 49. | <u>  X  </u> | Pavement Coverage (% of total area) |
| 50. | <u>  X  </u> | Open Space (sq. ft.)                |
| 51. | <u>  X  </u> | Open Space (% of total area)        |
| 52. | <u>  X  </u> | No. of parking spaces proposed      |
| 53. | <u>  X  </u> | No. of parking spaces required      |

PAGE 2 OF 3

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JAN 24 2000

REFERRING TO QUESTION 9 ON THE APPLICATION FORM "IS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

54. NA

Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

55. NA

A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

"Prior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leaser shall be notified of such farm operation with a copy of the following notification.

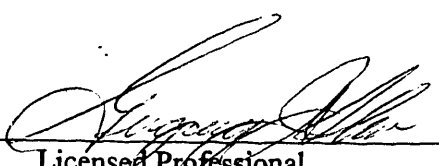
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGMENT:**

THE PLAT FOR THE PROPOSED SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY:

  
Licensed Professional

1-11-2000  
Date

PROJECT I.D. NUMBER

617.21

SEQR

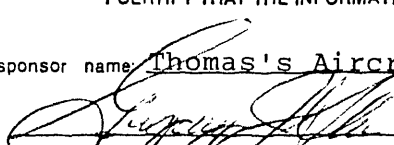
Appendix C

State Environmental Quality Review

**SHORT ENVIRONMENTAL ASSESSMENT FORM**

For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR Thomas's Aircraft Supplies, Inc.	2. PROJECT NAME New Warehouse/Office Building for Thomas's Aircraft Supplies Inc.
3. PROJECT LOCATION: Municipality Town of New Windsor County Orange	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) South side of Wembly Road, west of Temple Hill Road	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: Construction of a 11,910 s.f. building for warehouse and office use along with related site improvements.	
7. AMOUNT OF LAND AFFECTED: Initially 2.0 acres Ultimately 2.0 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If No, describe briefly A Building Height Variance will be required.	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: Thomas's Aircraft Supplies Inc. Date: 1-11-2000	
Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

RECEIVED

OVER  
1

JAN 20 2000

00-00

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.  
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.13? If No, a negative declaration may be superseded by another involved agency.  
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:  
No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:  
No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:  
No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:  
No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.  
No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.  
No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.  
No

D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?  
☐ Yes ☒ No If Yes, explain briefly

**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

- ☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- ☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Town of New Windsor Planning Board

Name of Lead Agency

James R. Petro

Print or Type Name of Responsible Officer in Lead Agency

Chairman

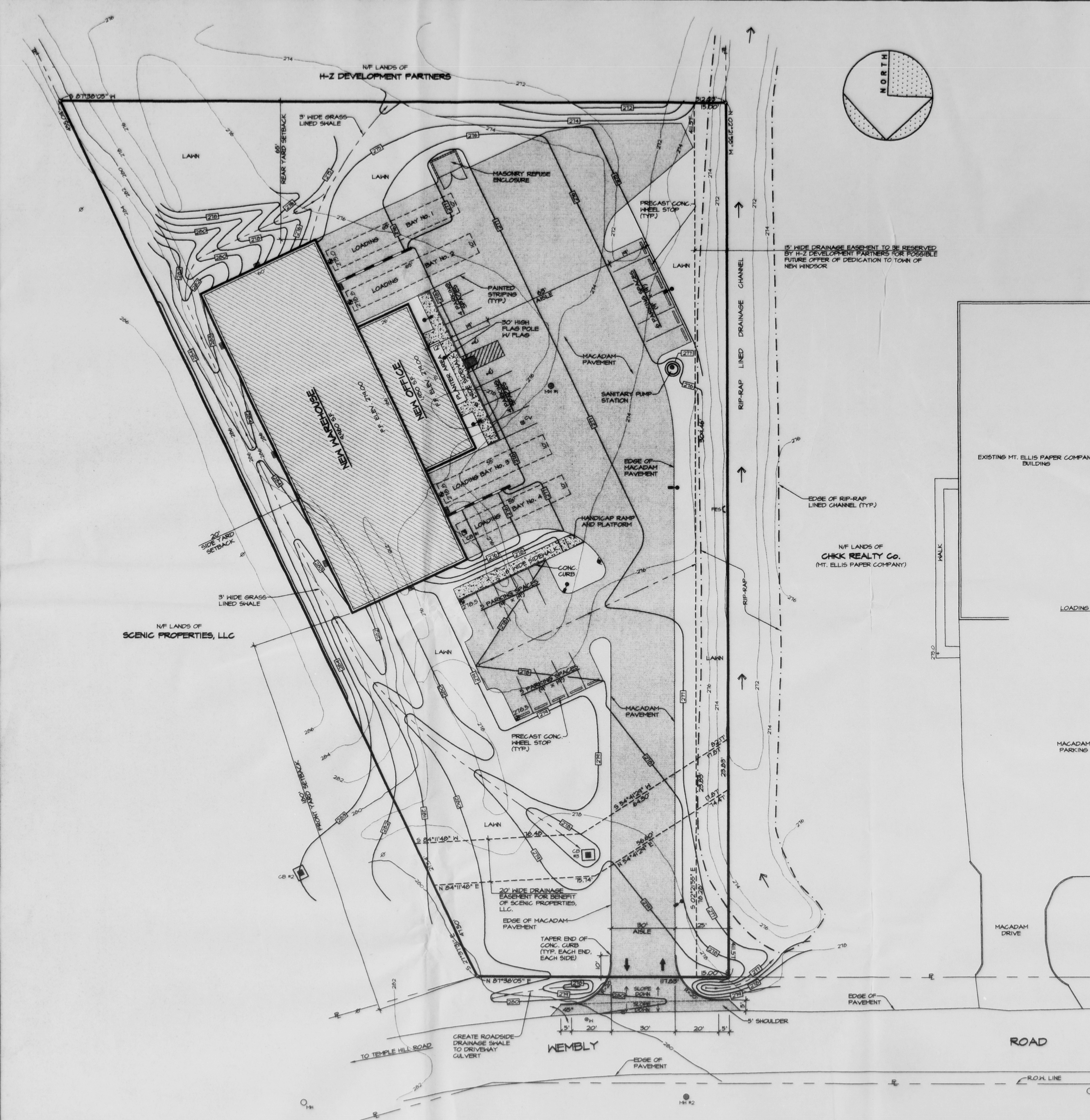
Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

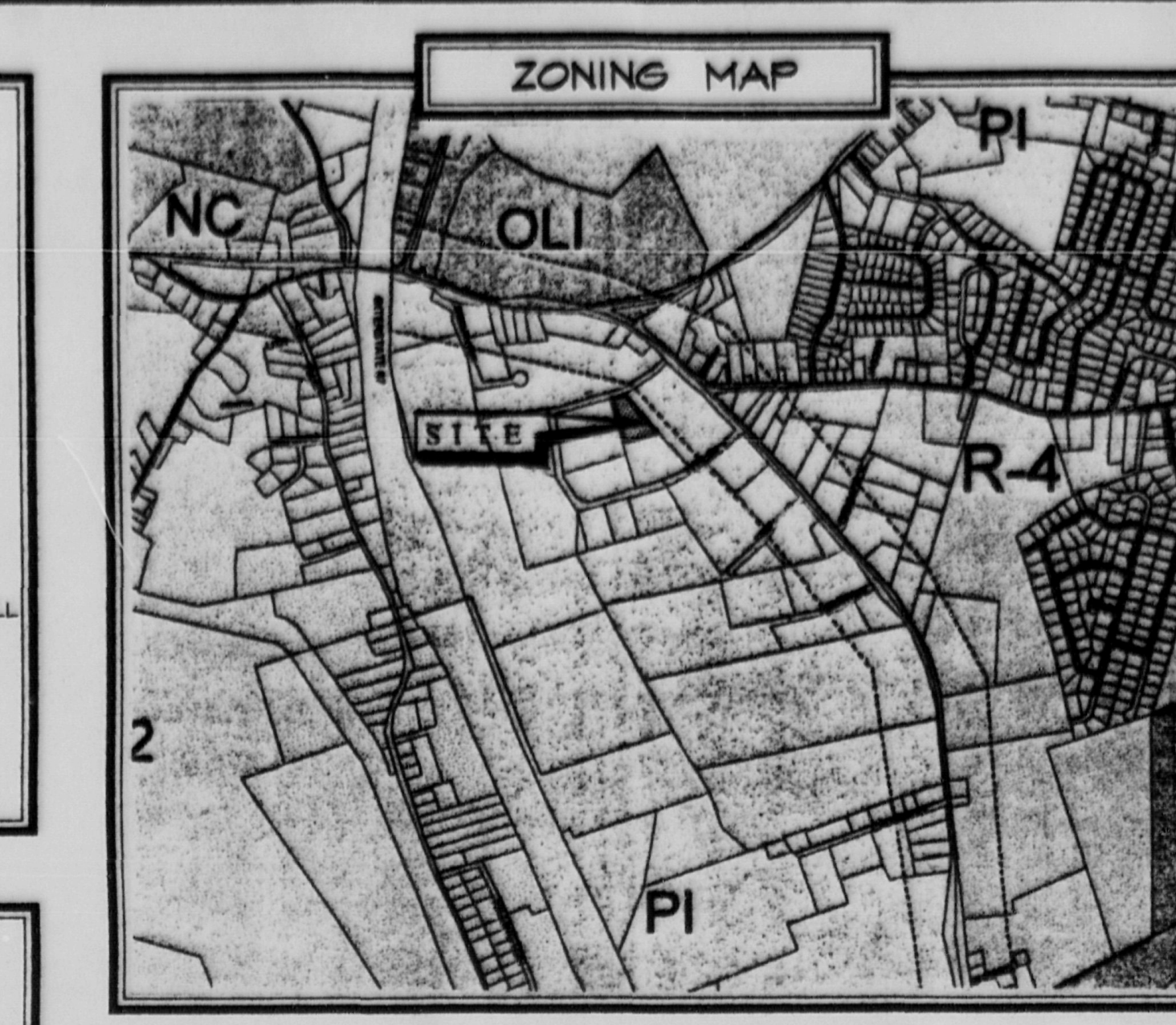




### LEGEND

EXISTING	NEW
278 2' CONTOUR	278 FINISHED GRADE
280 10' CONTOUR	CB CATCH BASIN
ADJ. PROPERTY LINE	SM SANITARY MANHOLE
CB CATCH BASIN	V VALVE
SM SANITARY MANHOLE	CV CURB VALVE
H HYDRANT	HYDRANT
W WATER VALVE	SC SANITARY CLEANOUT
U UTILITY POLE	FE FLARED END SECTION
L LIGHT POLE	SE SPOT ELEVATION 275.0
	CR CONCRETE RETAINING WALL
	LP LIGHT POLE
	WP WALL-PAK LIGHTING
	MP MACADAM PAVEMENT

- ### NOTES
1. ZONING DISTRICT: P1 PLANNED INDUSTRIAL
  2. RECORD OWNER: H-Z DEVELOPMENT PARTNERS  
128 WEMBLEY ROAD  
NEW HINDSOR, N.Y. 12553
  3. RECORD APPLICANT: THOMAS'S AIRCRAFT SUPPLIES, INC.  
HANGER A 1025 FIRST STREET  
STEWART INTERNATIONAL AIRPORT  
NEW HINDSOR, N.Y. 12553
  4. TOTAL PARCEL AREA: 2.03+ ACRES
  5. TAX MAP DESIGNATION: SECTION 4, BLOCK 3, LOT 17.13 (PORTION OF)
  6. THIS PARCEL WAS LOT NO. 2 OF THE SUBDIVISION ENTITLED "SUBDIVISION OF LANDS FOR WILLIAM F. HELMER" PREPARED BY PATRICK T. KENNEDY, L.S. AND DATED JULY 1, 1991 WITH A LATEST REVISION DATE OF DECEMBER 9, 1991. THIS SUBDIVISION MAP WAS FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK AS MAP 154-00.
  7. THIS LOT RECEIVED A LOT WIDTH VARIANCE FROM THE NEW HINDSOR ZONING BOARD OF APPEALS ON NOVEMBER 8, 1999.
  8. THIS PROJECT RECEIVED A BUILDING HEIGHT VARIANCE FROM THE NEW HINDSOR ZONING BOARD OF APPEALS ON MARCH 27, 2000.
  9. THE LOCATIONS OF EXISTING UTILITIES ARE TO BE CONSIDERED AS APPROX. PRIOR TO EXCAVATION THE CONTRACTOR SHALL VERIFY THEIR LOCATIONS.
  10. UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.) SECTION 140B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7862. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
  11. TOPOGRAPHIC AND UTILITY INFORMATION OBTAINED BY ROBERT D. KALAKA, L.S. IN NOVEMBER 1999.



### ZONING SCHEDULE

ZONE: P1 PLANNED INDUSTRIAL  
BULK REGULATIONS OF P1 ZONE - USE: A-2 - OFFICE / WAREHOUSE

BULK REGULATIONS: P1 ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	40,000 S.F.	88,460± S.F.
MIN. LOT WIDTH	150 FT. #	141 FT. #
MIN. FRONT YARD DEPTH	50 FT.	180 FT.
MIN. SIDE YARD - ONE	15 FT.	20 FT.
MIN. SIDE YARD - BOTH	40 FT.	137 FT.
MIN. REAR YARD DEPTH	20 FT.	65 FT.
MIN. STREET FRONTAGE	N/A	-
BUILDING HEIGHT (12' / FT. OF DISTANCE TO NEAREST LOT LINE)	20'	27 FT. #
MAX. FLOOR AREA RATIO	0.60	0.13
DEVELOPMENT COVERAGE	N/A	N/A

#### OFF-STREET PARKING

OFFICE	REQUIRED	PROVIDED
1 SPACE PER 150 S.F. OF TOTAL FLOOR AREA (1,450 S.F. / 150 S.F. PER SPACE)	13 SPACES	

#### WAREHOUSE

WAREHOUSE	REQUIRED	PROVIDED
1 SPACE FOR EACH 2 EMPLOYEES IN THE MAXIMUM WORK SHIFT OR EVERY 1,000 S.F. OF FLOOR AREA, WHICHEVER IS GREATER (1,450 S.F. / 1,000 S.F. PER SPACE)	10 SPACES 23 SPACES	24 SPACES

#### COVERAGES

COVERAGES	REQUIRED	PROVIDED
BUILDING COVERAGE % OF TOTAL AREA	11.910 S.F. 13.5 %	
PAVEMENT COVERAGE % OF TOTAL AREA	31,744 S.F. 35.4 %	
OPEN SPACE COVERAGE % OF TOTAL AREA	44,751 S.F. 50.6 %	

\* DENOTES THAT A ZONING VARIANCE WAS OBTAINED FROM THE NEW HINDSOR ZONING BOARD OF APPEALS ON NOVEMBER 8, 1999.  
\*\* DENOTES THAT A ZONING VARIANCE WAS OBTAINED FROM THE NEW HINDSOR ZONING BOARD OF APPEALS ON MARCH 27, 2000.

### SCHEDULE OF DRAWINGS

SHEET TITLE	SHEET NUMBER
SITE DEVELOPMENT / GRADING PLAN	1 OF 8
UTILITY PLAN	2 OF 8
SITE DEVELOPMENT DETAILS	3 OF 8
UTILITY DETAILS	4 OF 8
LANDSCAPING PLAN & DETAILS	5 OF 8
LIGHTING PLAN & DETAILS	6 OF 8
EROSION CONTROL PLAN & MEASURES	7 OF 8
EROSION & SEDIMENT CONTROL DETAILS	8 OF 8

**Shaw Engineering**  
Consulting Engineers  
744 Broadway  
Newburgh, N.Y. 12550

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ISSUE	REVISION	DATE
1	PLANNING BOARD COMMENTS, DRAINAGE FROM SCENIC PROPERTIES	4-28-2000

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 4-5-2000

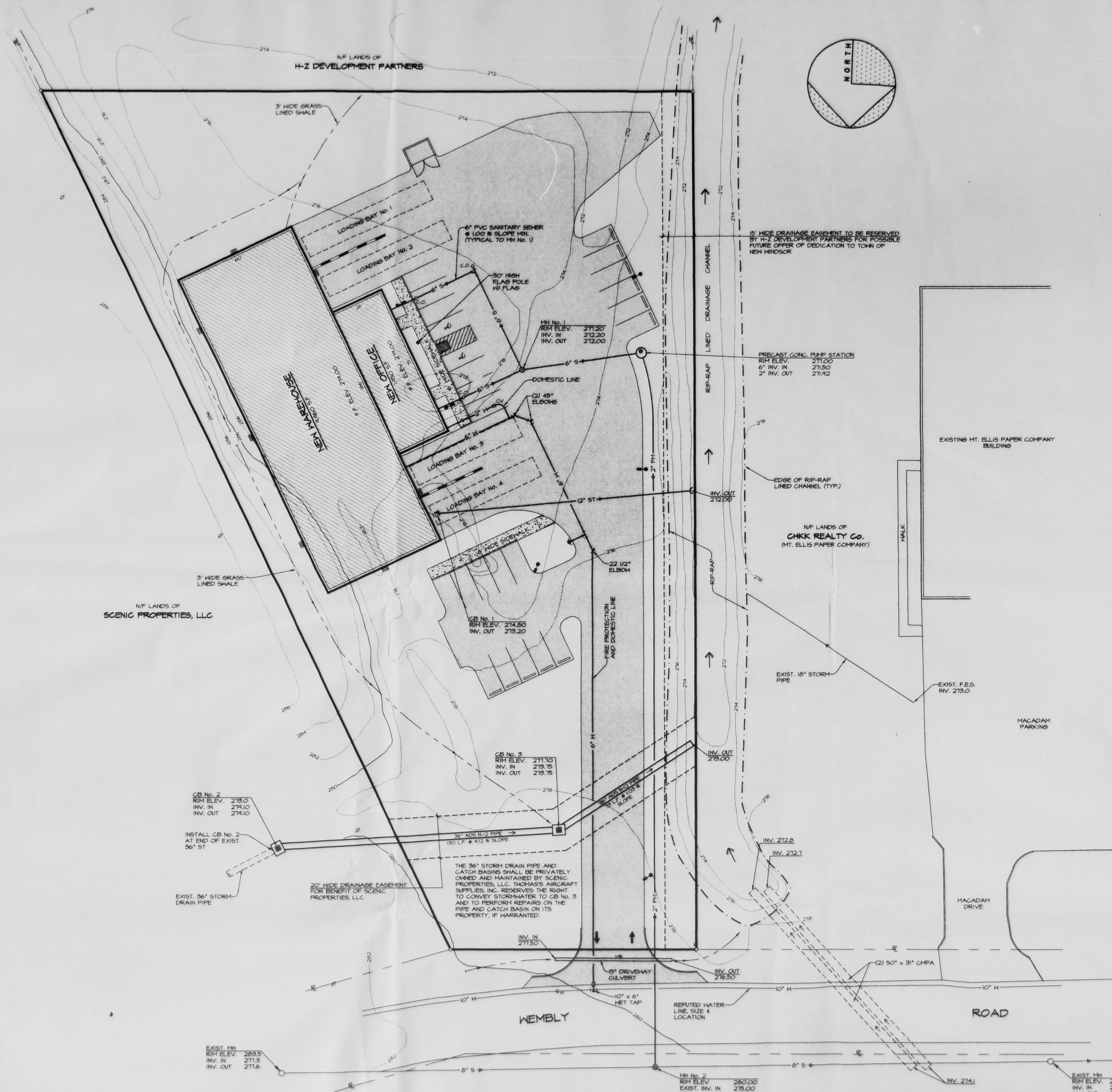
Drawing: **SITE DEVELOPMENT / GRADING PLAN**  
Project: NEW WAREHOUSE / OFFICE BUILDING FOR **THOMAS'S AIRCRAFT SUPPLIES, INC.**  
HANGER A 1025 FIRST STREET  
STEWART INTERNATIONAL AIRPORT  
NEW HINDSOR, N.Y.

1 OF 8  
Project No. 9914

TOWN OF NEW HINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW HINDSOR  
MAY 18 2000  
By: [Signature]  
By: [Signature]





LEGEND	
EXISTING	NEW
2" CONTOUR	CATCH BASIN
10' CONTOUR	SANITARY MANHOLE
BOUNDARY	VALVE
ADJ. PROPERTY LINE	CURB VALVE
CATCH BASIN	HYDRANT
SANITARY MANHOLE	6" S SANITARY SEWER
HYDRANT	2" FH 2" FORCE MAIN
WATER VALVE	6" W WATER MAIN
UTILITY POLE	2" W WATER SERVICE LINE
LIGHT POLE	15" ST STORM DRAIN
6" S SANITARY SEWER	FITTINGS W/ THRUST BLOCK
10" W WATER MAIN	SANITARY CLEANOUT
12" ST STORM SEWER	FLARED END SECTION
	CONCRETE RETAINING WALL
	LIGHT POLE
	HALL-PAK LIGHTING
	MACADAM PAVEMENT

- NOTES**
- UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION (U.F.P.O.), SECTION 119B OF THE PUBLIC SERVICE LAW, ARTICLE 36 OF THE GENERAL BUSINESS LAW AND INDUSTRIAL CODE RULE 53 REQUIRES (2) WORKING DAYS NOTICE BEFORE EXCAVATION, DRILLING OR BLASTING. UNDERGROUND UTILITIES CALL CENTER TEL. NO. 1-800-462-7862. CONTRACTOR SHALL PROTECT AND PRESERVE UTILITY MARKINGS.
  - WHERE REQUIRED, BACKFLOW PREVENTION DEVICES SHALL BE PROVIDED ON THE WATER SERVICE LINES IN ACCORDANCE WITH THE LATEST EDITION OF N.Y.S. DEPT. OF HEALTH PUBLICATION "CROSS CONNECTION CONTROL". BACKFLOW PREVENTION DEVICES SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER.
  - SIZE OF SPRINKLER LINE MAY INCREASE / DECREASE SUBJECT TO DETERMINATION BY SPRINKLER CONTRACTOR.
  - WATER MAIN SHALL BE:
    - INSTALLED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C600-15.
    - DISINFECTED AND BACTERIOLOGICALLY TESTED IN ACCORDANCE WITH AWWA STANDARD C651-42.

UTILITY MATERIAL SPECIFICATIONS
SANITARY SEWER: PVC SDR-35
SANITARY FORCE MAIN: PVC SDR 41
STORM SEWERS: ADS N-12 PVC PIPING
SPRINKLER SERVICE LINE: CLASS 52, DUCTILE IRON PIPE, CEMENT LINED AND BITUMINOUS COATED
DOMESTIC WATER SERVICE: COPPER, TYPE K

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

APPROVAL GRANTED BY TOWN OF NEW WINDSOR  
FOR  
MAY 18 2000  
By: *[Signature]*  
By: *[Signature]*

**Shaw Engineering**  
Consulting Engineers  
744 Broadway Newburgh N.Y. 12550

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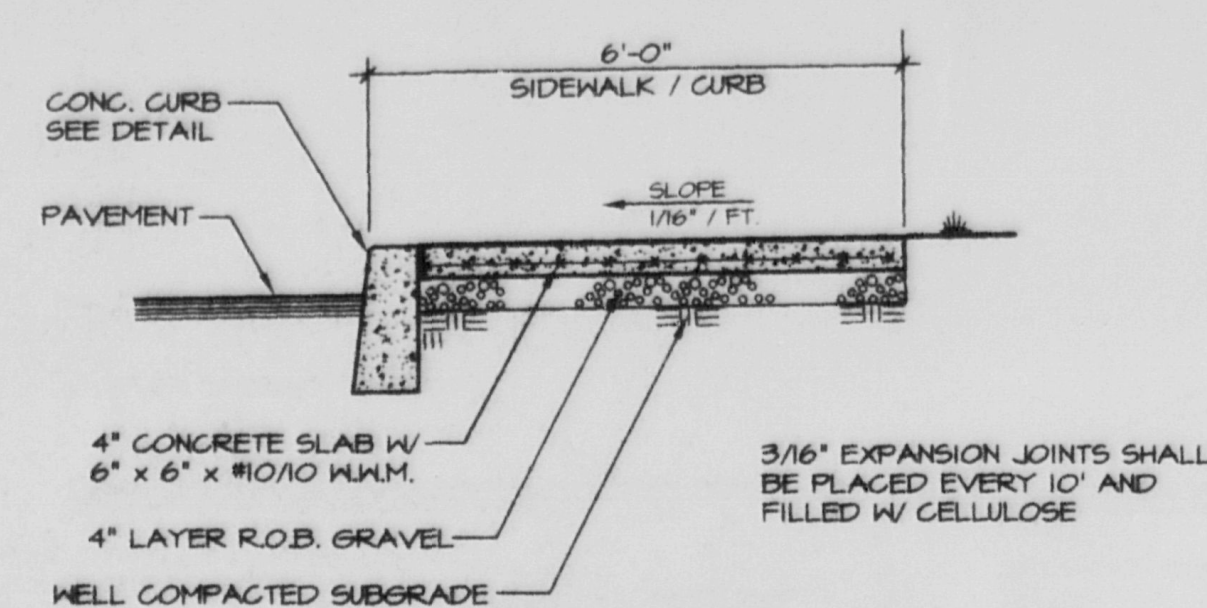
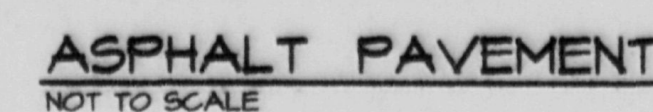
ISSUE	REVISION	DATE
1	PLANNING BOARD COMMENTS, DRAINAGE FROM SCENIC PROPERTIES	4-28-2000

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
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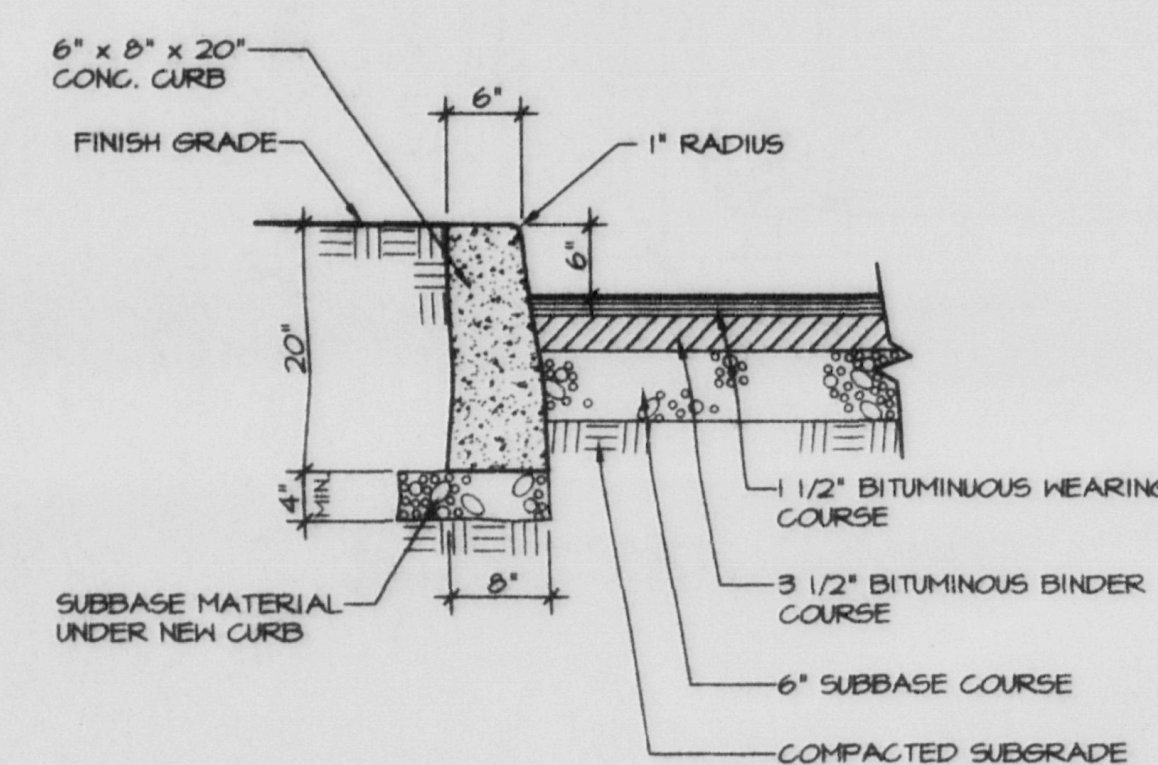
Drawing: **UTILITY PLAN**  
Project: NEW WAREHOUSE / OFFICE BUILDING  
**THOMAS'S AIRCRAFT SUPPLIES, INC.**  
WEMBLEY ROAD  
TOWN OF NEW WINDSOR, N.Y.

2 OF 8  
Project No. 9914



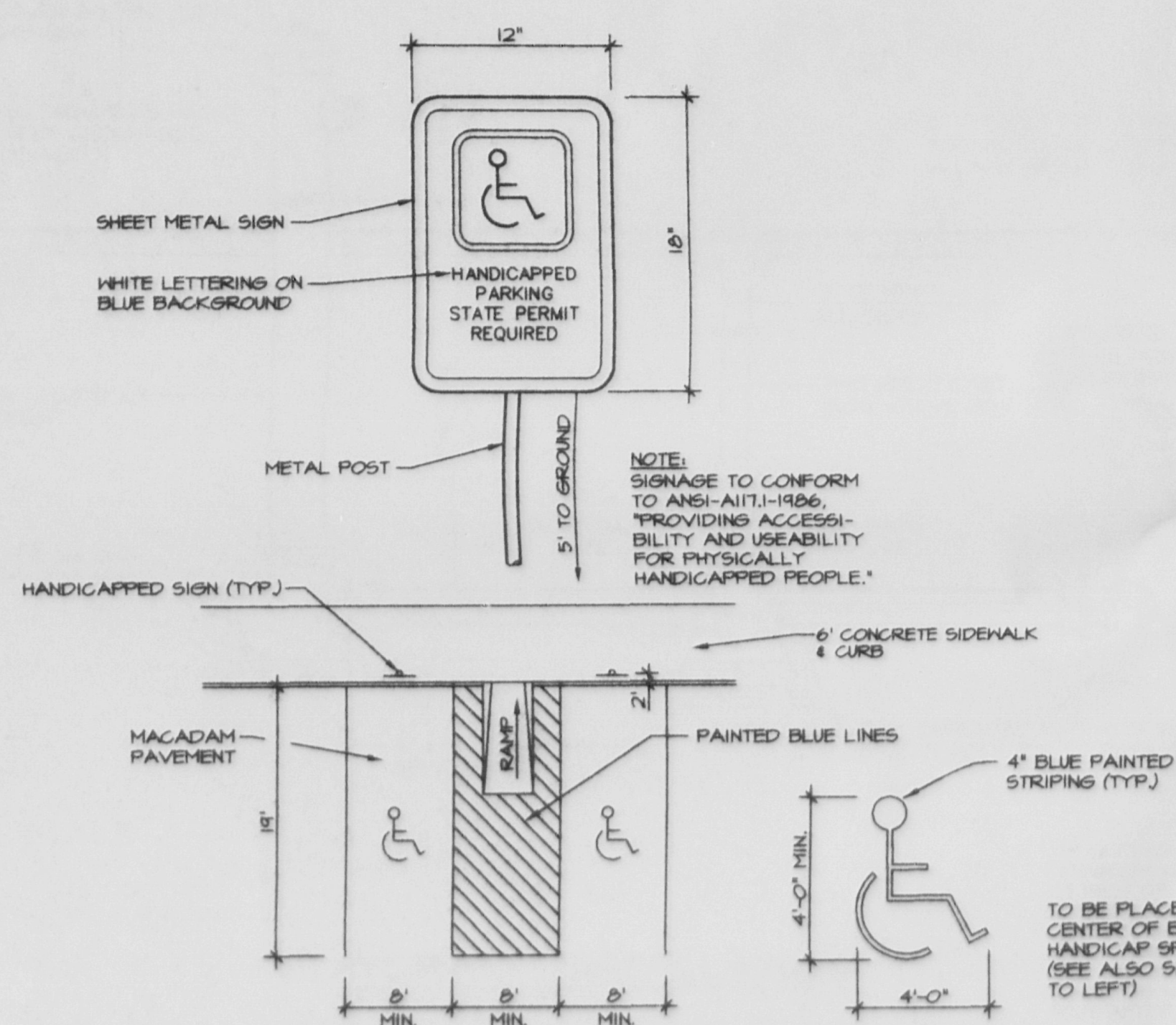


SIDEWALK DETAIL  
NOT TO SCALE

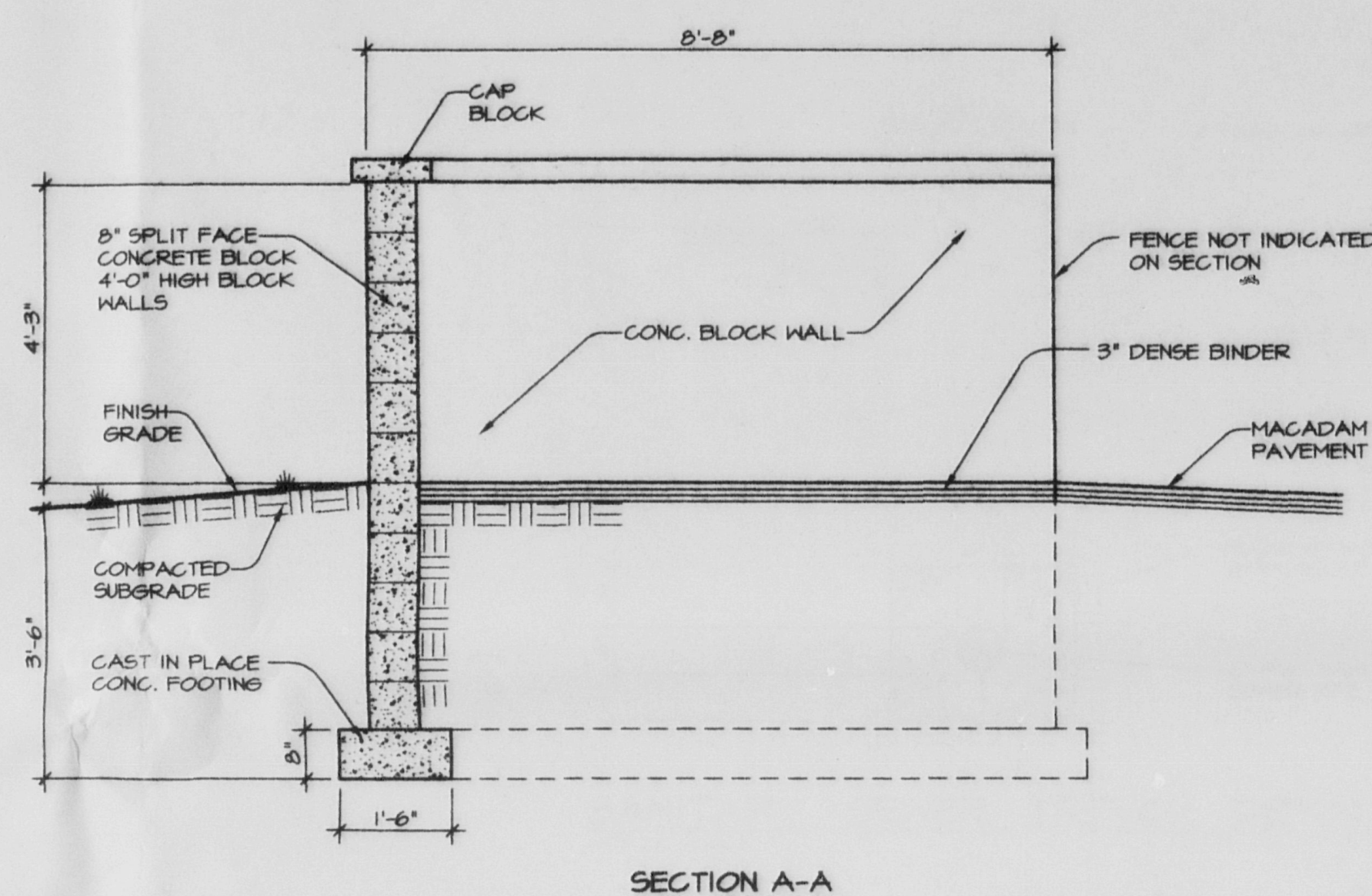
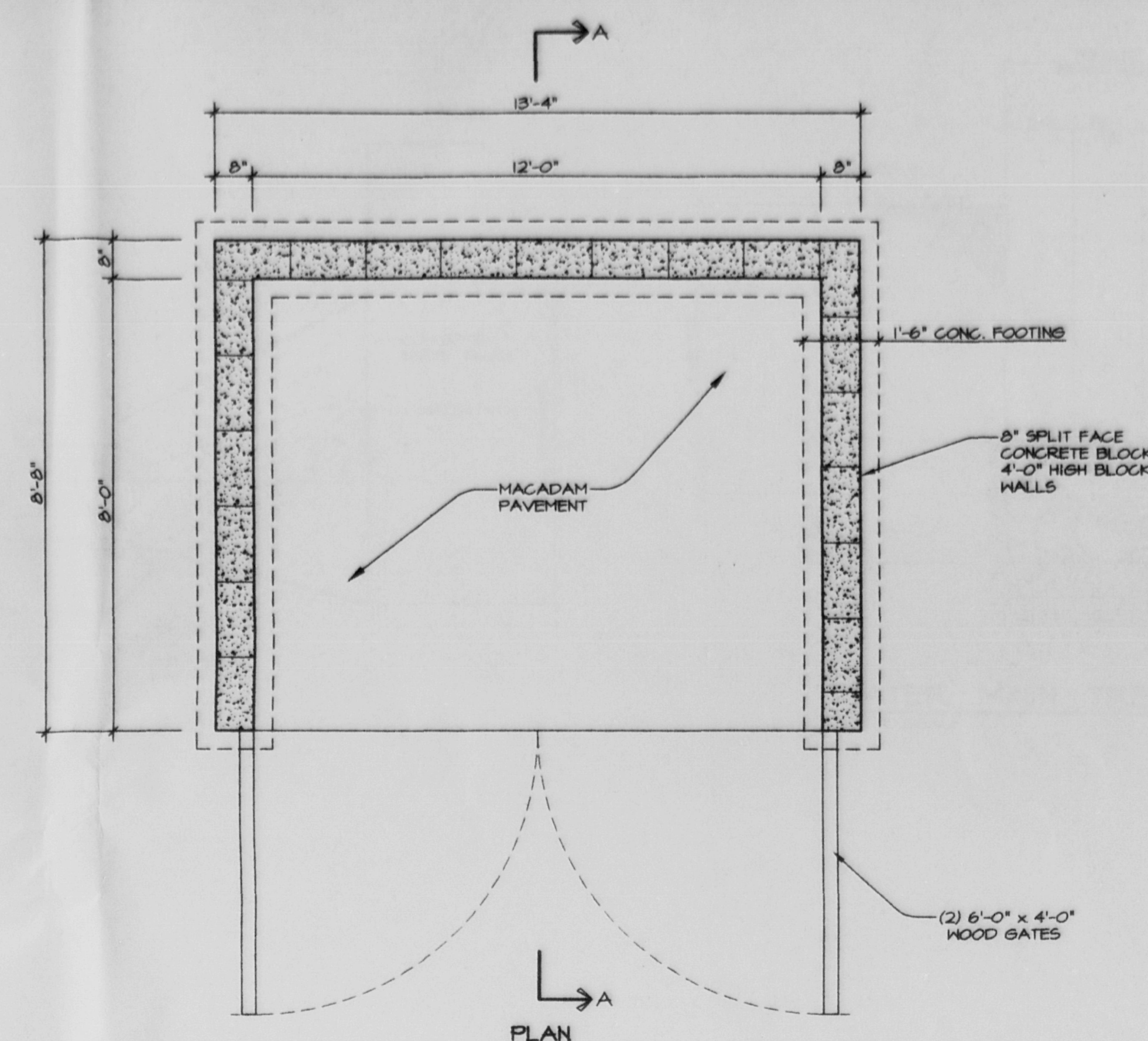


NOTE:  
1. 1/2" PRE-MOLDED EXPANSION JOINTS  
10' O.C.

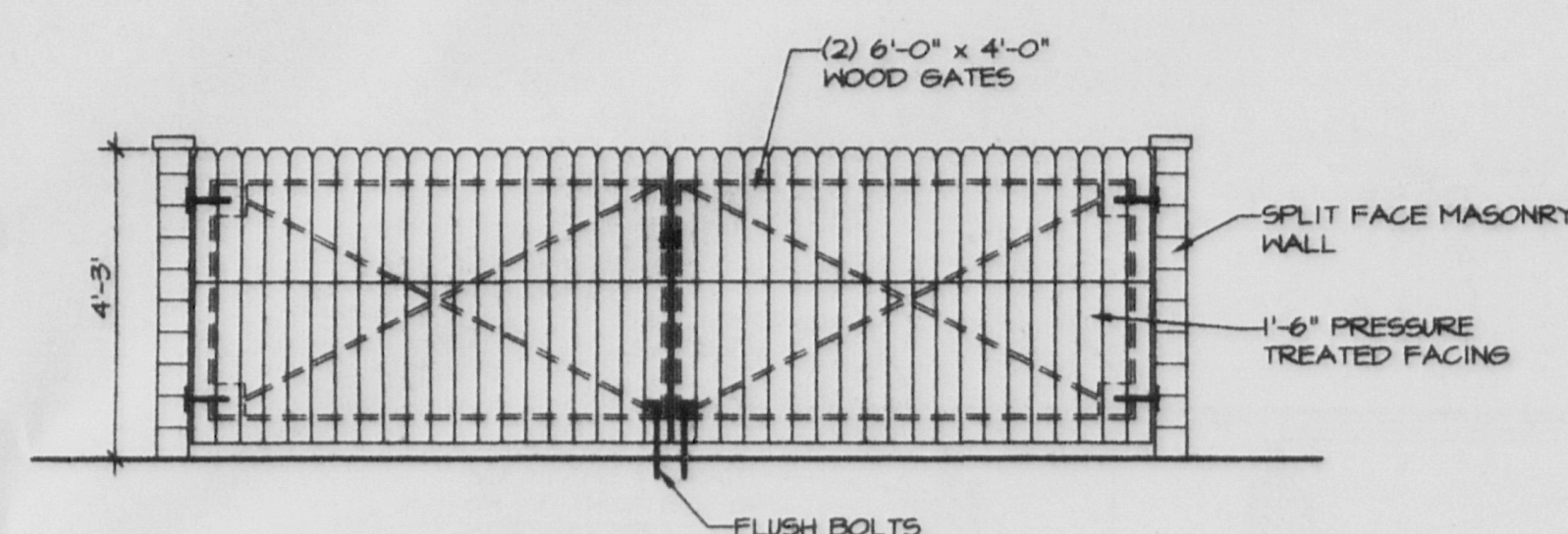
CURB DETAIL  
NOT TO SCALE



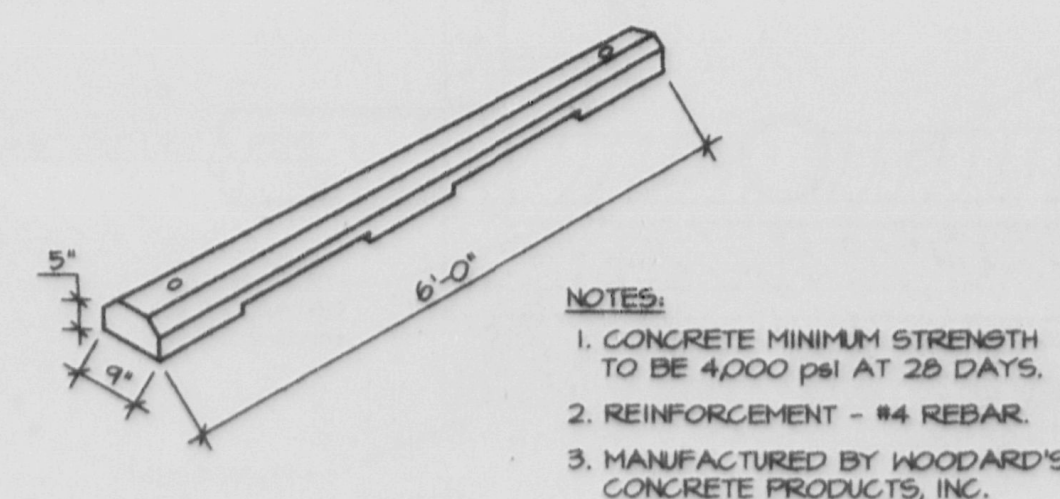
HANDICAPPED SIGN & SPACE DETAIL  
NOT TO SCALE



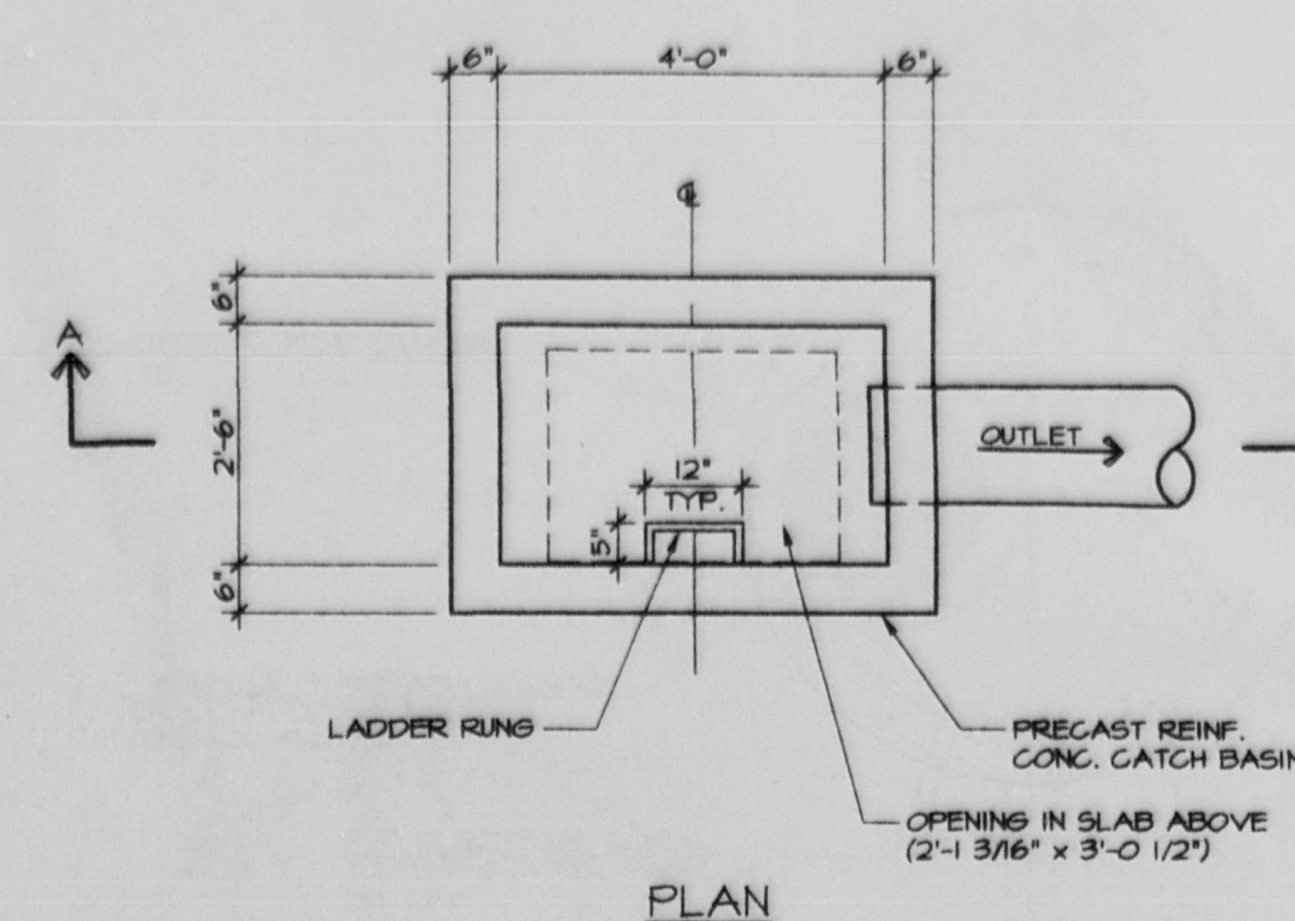
SECTION A-A



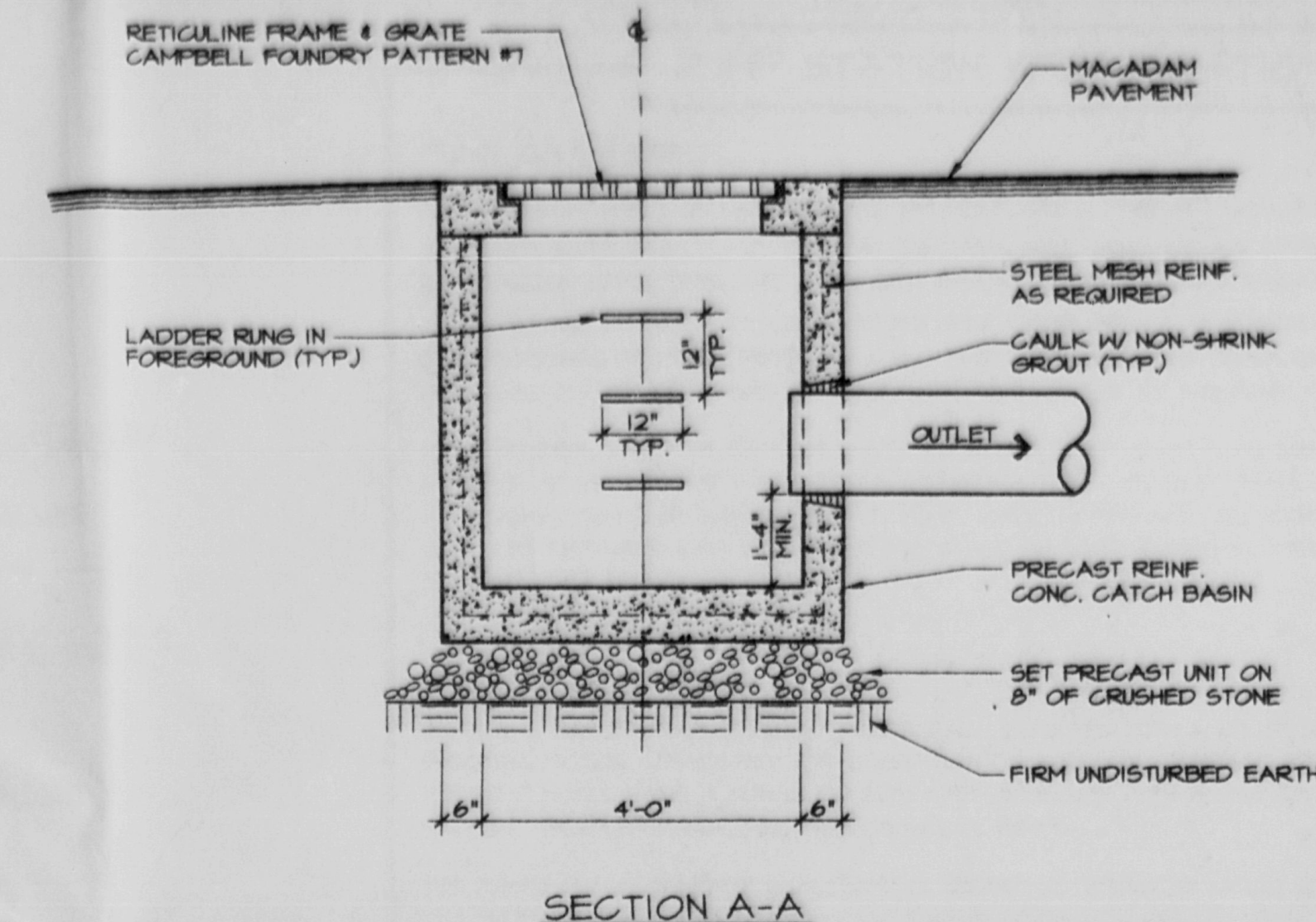
MASONRY REFUSE ENCLOSURE  
NOT TO SCALE



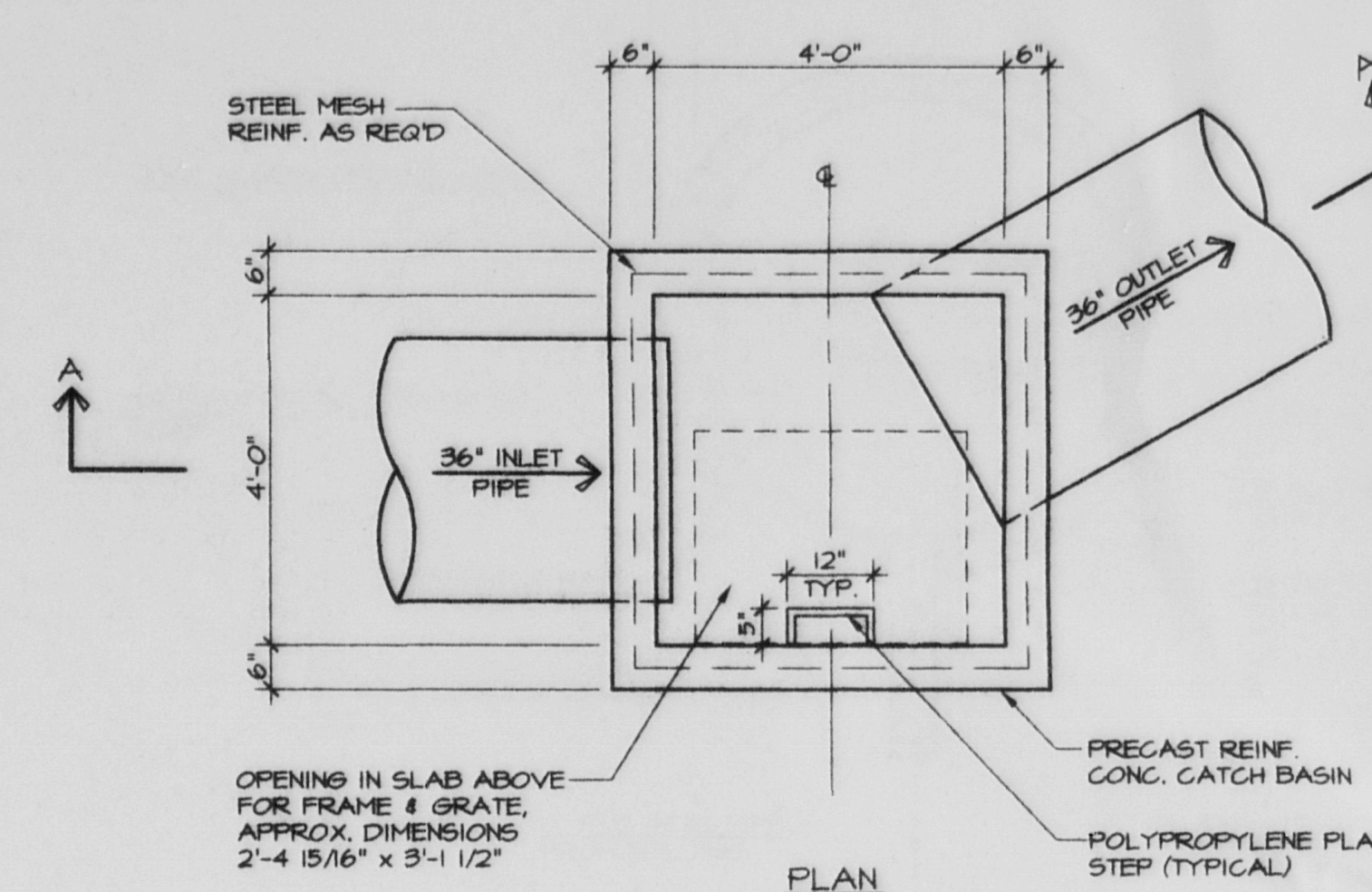
WHEEL STOP DETAIL  
NOT TO SCALE



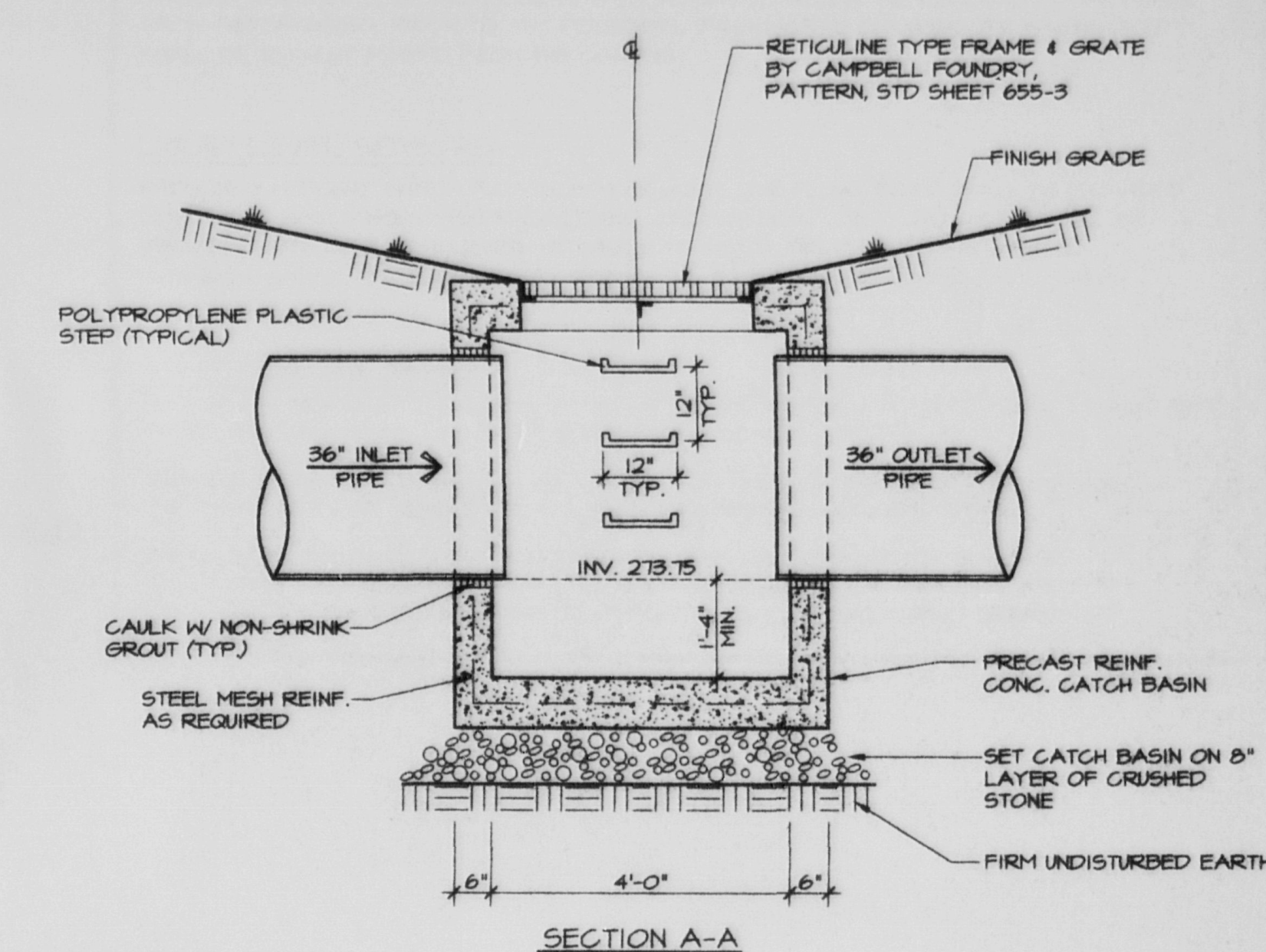
### CATCH BASIN DETAIL



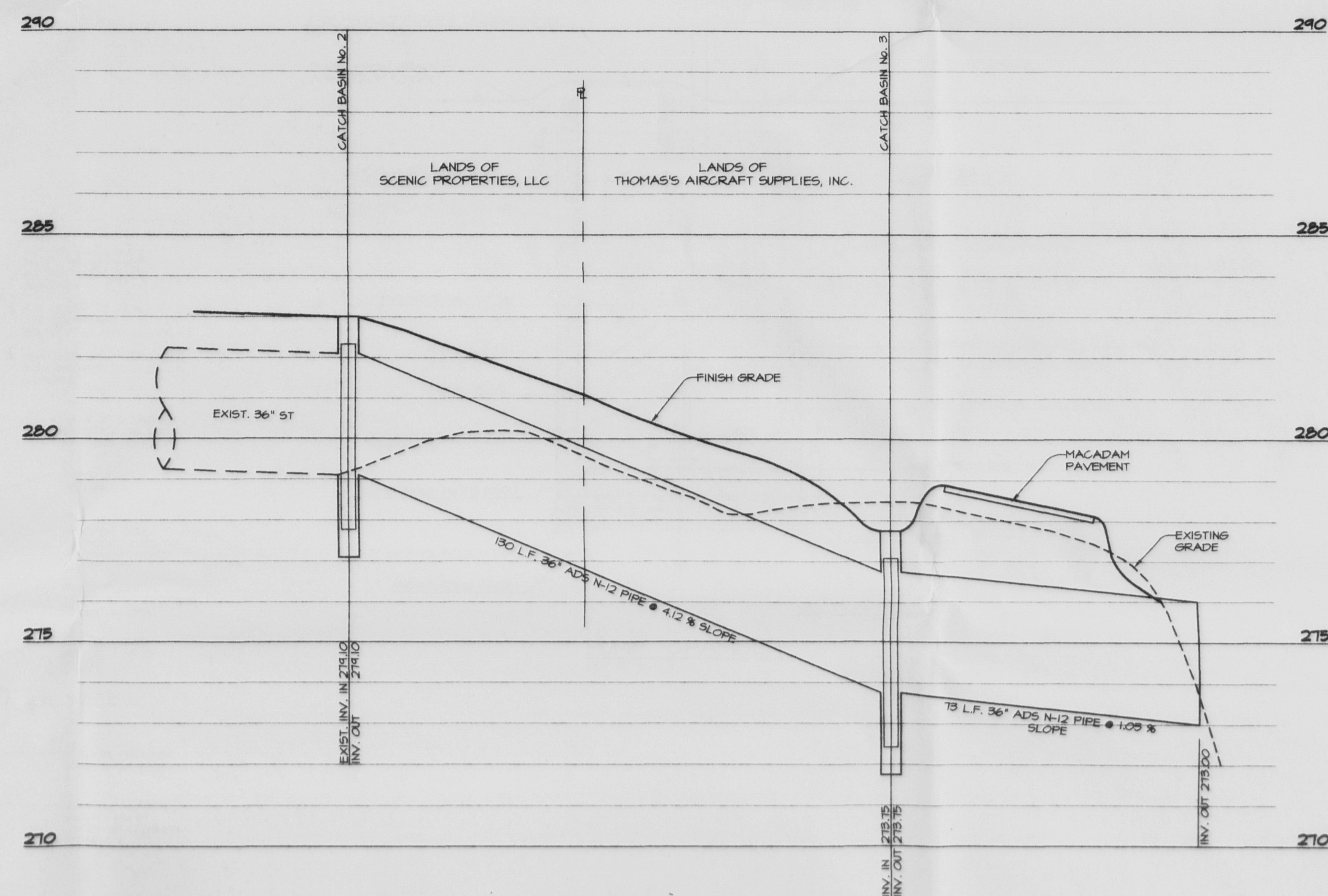
SECTION A-A



CATCH BASIN No. 3



SECTION A-A



**STORM DRAIN PROFILE**  
SCALE: VERT. 1"=2'  
HORIZ. 1"=20'

TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL

ADDITIONAL GRANTED BY TOWN OF AICHAHABDOCA

MAY 18 2000

By: \_\_\_\_\_

By: James P. O'Neil, Jr., Chairman  
James P. O'Neil, Jr., Secretary

---

### FORMENT DETAILS

### DEVELOPMENT DETAILS

HOUSE / OFFICE BUILDING

FOR

AIRCRAFT SUPPLIES  
INC.

TOWN OF NEW WINDSOR, I

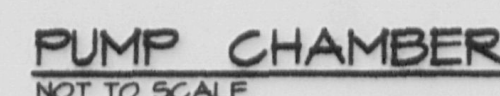
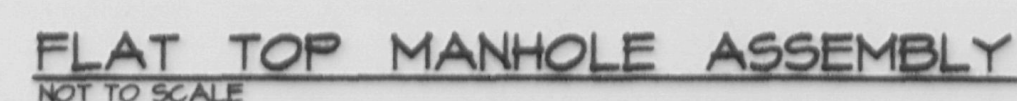
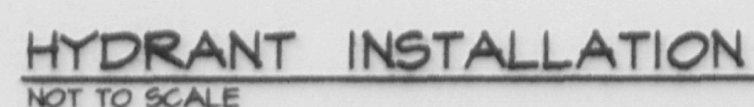
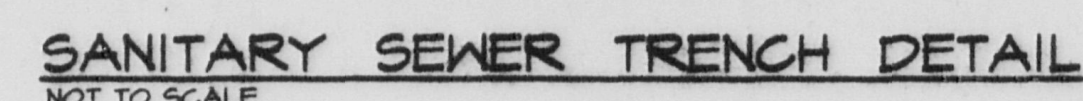
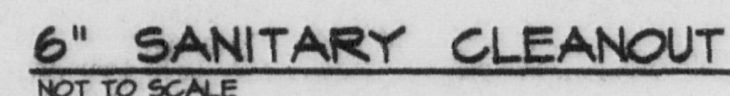
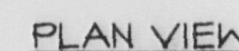
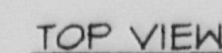
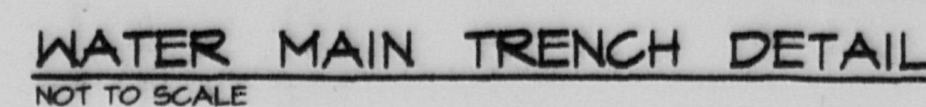
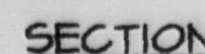
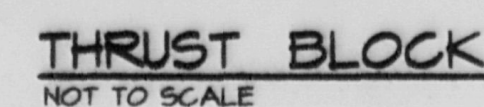
\_\_\_\_\_

3 OF 2

Project No.	9914
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IF GROUNDWATER OR EVIDENCE THEREOF, IS REVEALED WITHIN 2 FEET OF THE BASE OF THE HYDRANT, DURING INSTALLATION THE HYDRANT DRAIN SHALL REMAIN PLUGGED AND SIGNAGE SHALL BE PLACED ON THE HYDRANT STATING THAT THE HYDRANT MUST BE PUMPED OUT AFTER USE.



N/F LANDS OF  
H-Z DEVELOPMENT PARTNERS

3' WIDE GRASS  
LINED SHALE

MASONRY REFUSE  
ENCLOSURE

30' HIGH  
FLAG POLE  
W/ FLAG

SANITARY PUMP  
STATION

RIP-RAP LINED DRAINAGE CHANNEL

EDGE OF RIP-RAP  
LINED CHANNEL (TYP.)

N/F LANDS OF  
CHKK REALTY Co.  
(MT. ELLIS PAPER COMPANY)

3' WIDE GRASS  
LINED SHALE

N/F LANDS OF  
SCENIC PROPERTIES, LLC

EDGE OF  
PAVEMENT

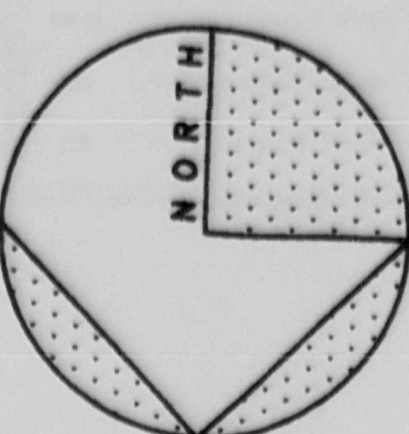
TO TEMPLE HILL ROAD

WEMBLY

EDGE OF  
PAVEMENT

ROAD

ROW LINE

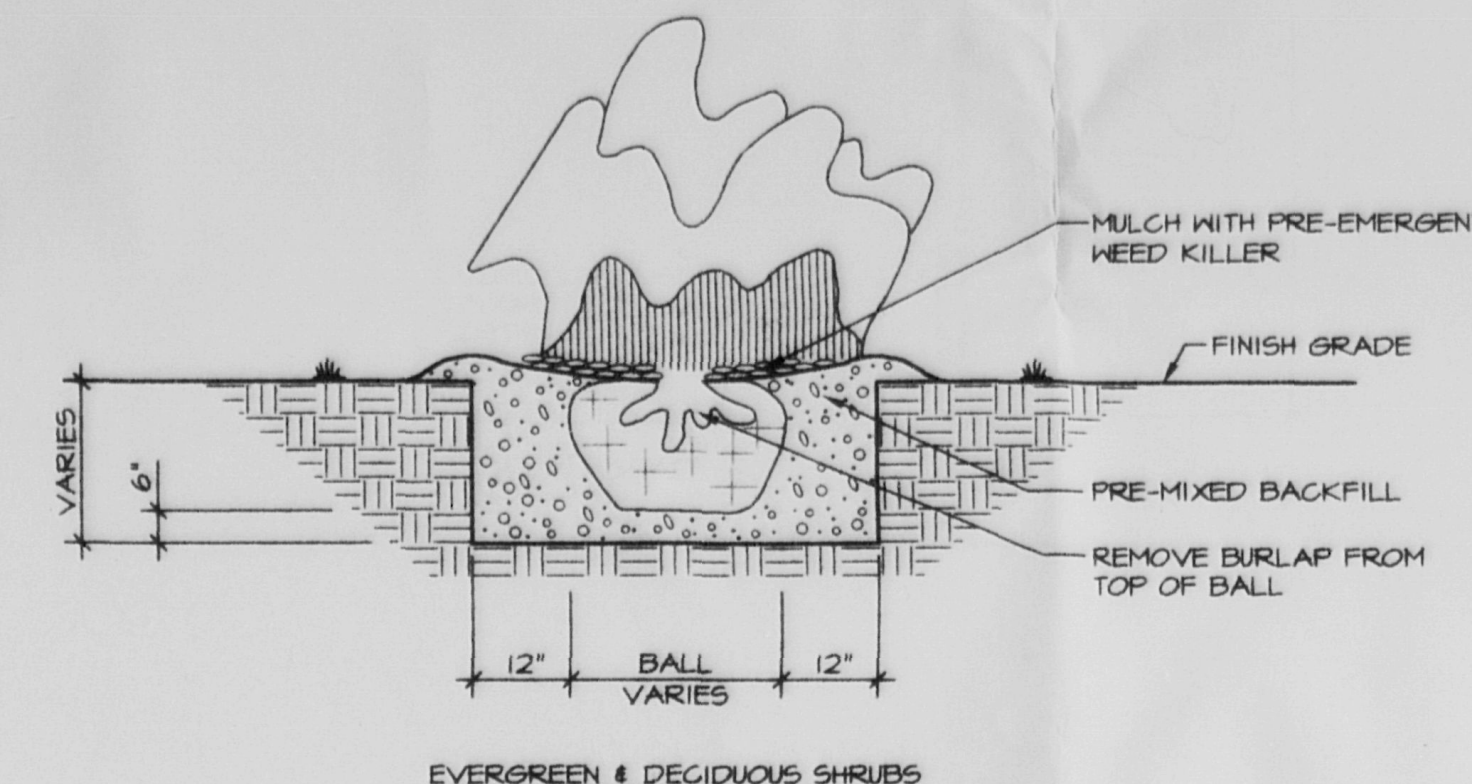


# PLANTING NOTES

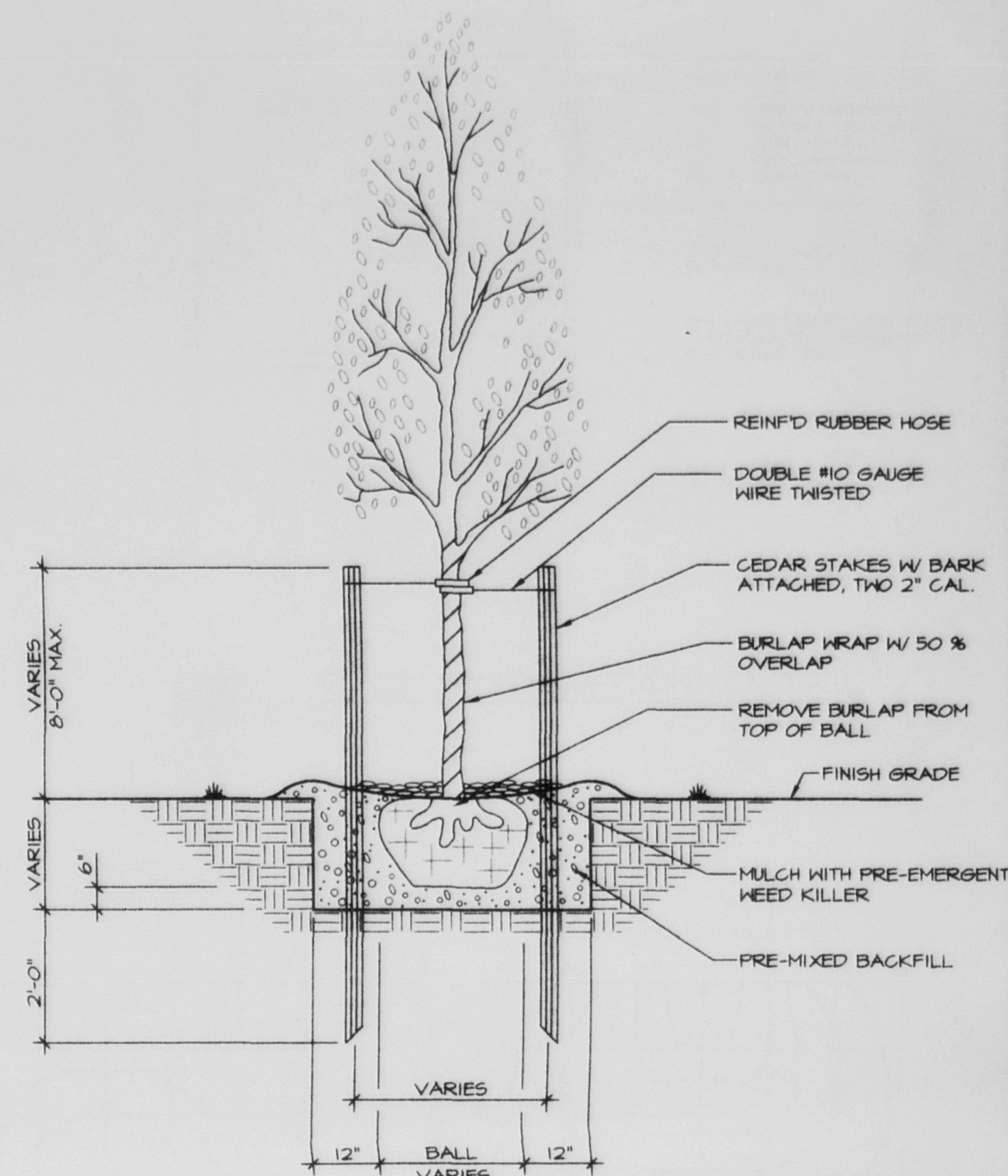
1. TOP SOIL DEPTHS FOR BEDS: 4" FOR LAWN AND GROUND COVER AREAS; 2" MIN.
2. CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO WORK.
3. PRIOR TO PLANTING, CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO THAT NO TREE IS WITHIN 10 FEET OF A WATER LINE, SANITARY SEWER LINE, OR A STORM DRAINAGE LINE.
4. CONTRACTOR SHALL FIELD MODIFY LANDSCAPING SO AS TO NOT CONFLICT WITH SITE LIGHTING.
5. ALL PLANTS MUST MEET AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.
6. ALL SEEDING AREAS SHALL BE COVERED WITH STRAW AND WATERED FOR TWO WEEKS.
7. ALL PLANT BEDS SHALL BE SLIGHTLY MOUNDING.

# PLANT LIST

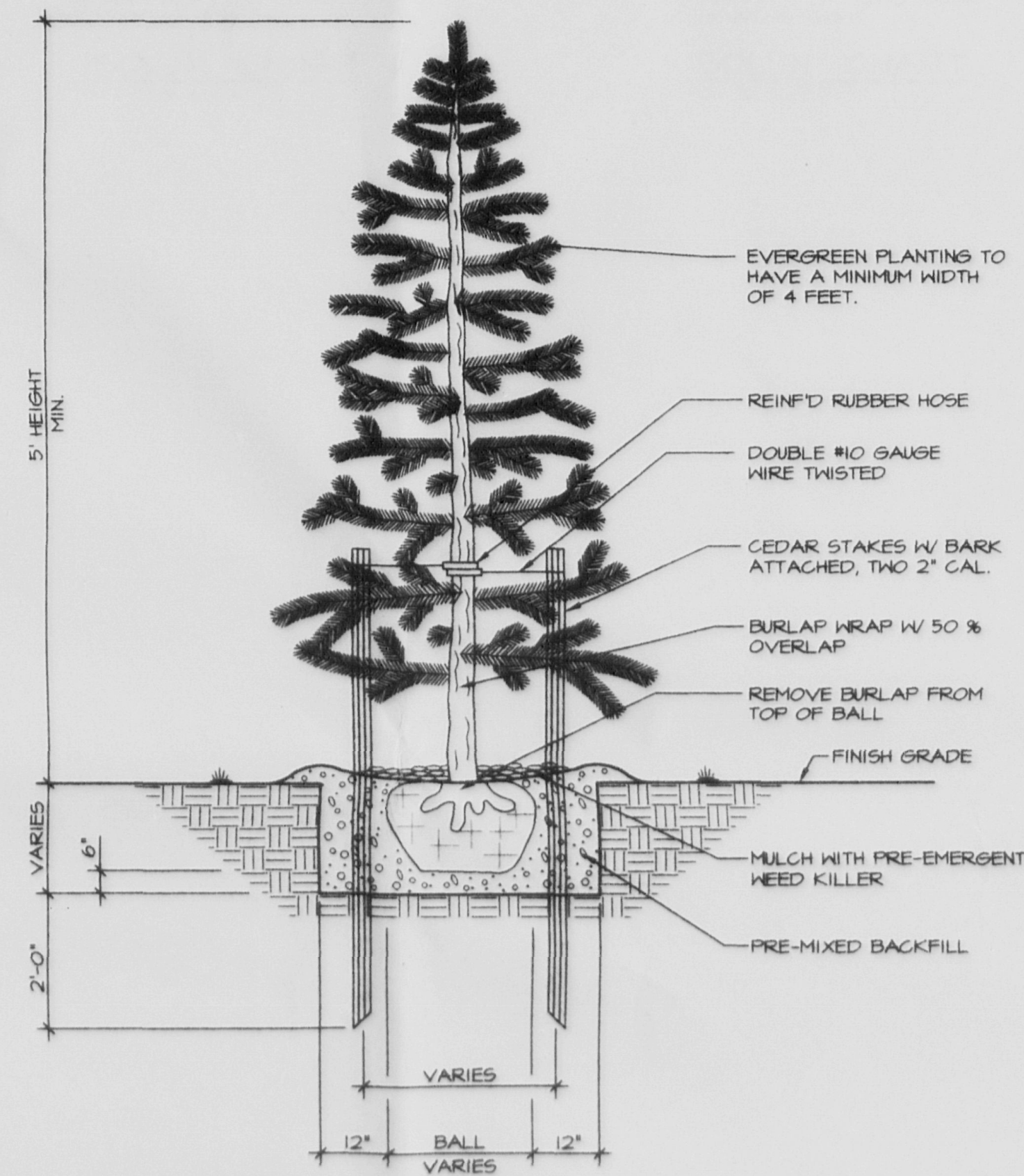
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
PCR	Pyrus Calleryana 'Redspire'	Redspire Pear	5	2"-2 1/2" GAL.
AR	Acer Rubum	American Red Maple	5	2"-2 1/2" GAL.
PS	Pinus Strobus	White Pine	3	6"-7"
RGP	Picea Pingens	Blue Spruce	3	6"-7"
CPB	Berberis Crispin Fygm	Crimson Barberry	6	2 gal.
IS	Ilex Glabra	Inkberry	4	18"-24"
JMB	Juniperus Scopulorum	Wichita Blue Juniper	2	7 gal.
JBR	Juniperus Horizontalis	Blue Rug Juniper	40	1 gal.
TC	Taxus Capitata	Pyramidal Yew	2	4"-5"
VDF	Viburnum Tomentosum	Double File viburnum	3	3"-4"



SHRUB PLANTING DETAIL  
NOT TO SCALE

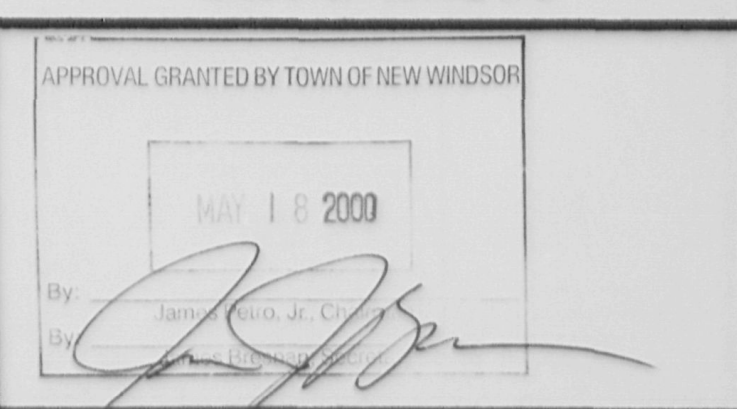


TREE PLANTING DETAIL  
NOT TO SCALE



TREE PLANTING DETAIL  
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TOWN OF NEW WINDSOR PLANNING BOARD  
STAMP OF APPROVAL



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Consulting Engineers  
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Newburgh, N.Y. 12550

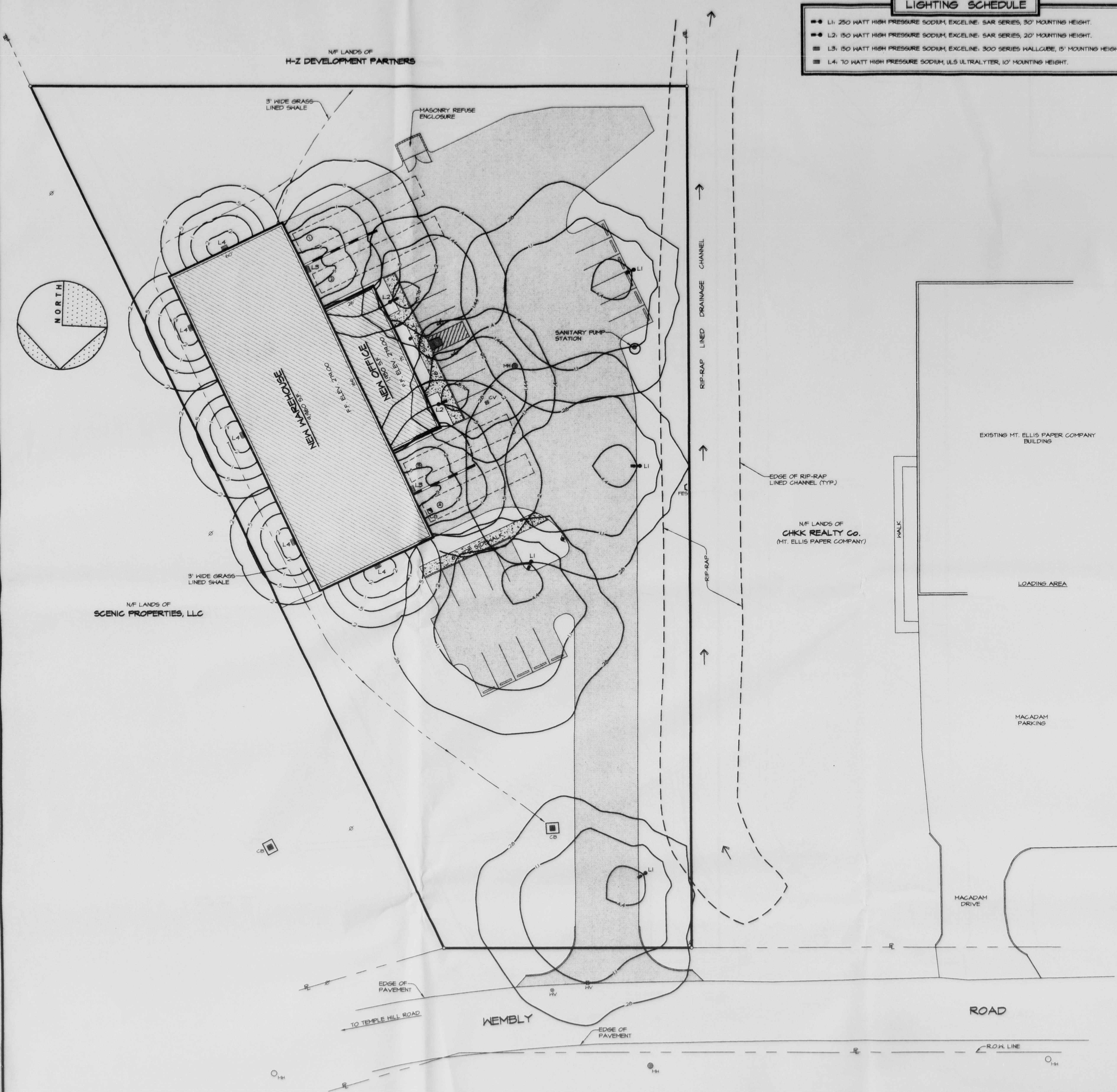
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1	ENTRANCE TO SITE	4-28-2000
ISSUE	REVISION	DATE

Drawn By: J.R.J.	Checked By: G.J.S.	Scale: 1"=20'	Date: 4-5-2000
Project: NEW WAREHOUSE / OFFICE BUILDING FOR THOMAS'S AIRCRAFT SUPPLIES, INC.			
WEMBLY ROAD TOWN OF NEW WINDSOR, N.Y.			

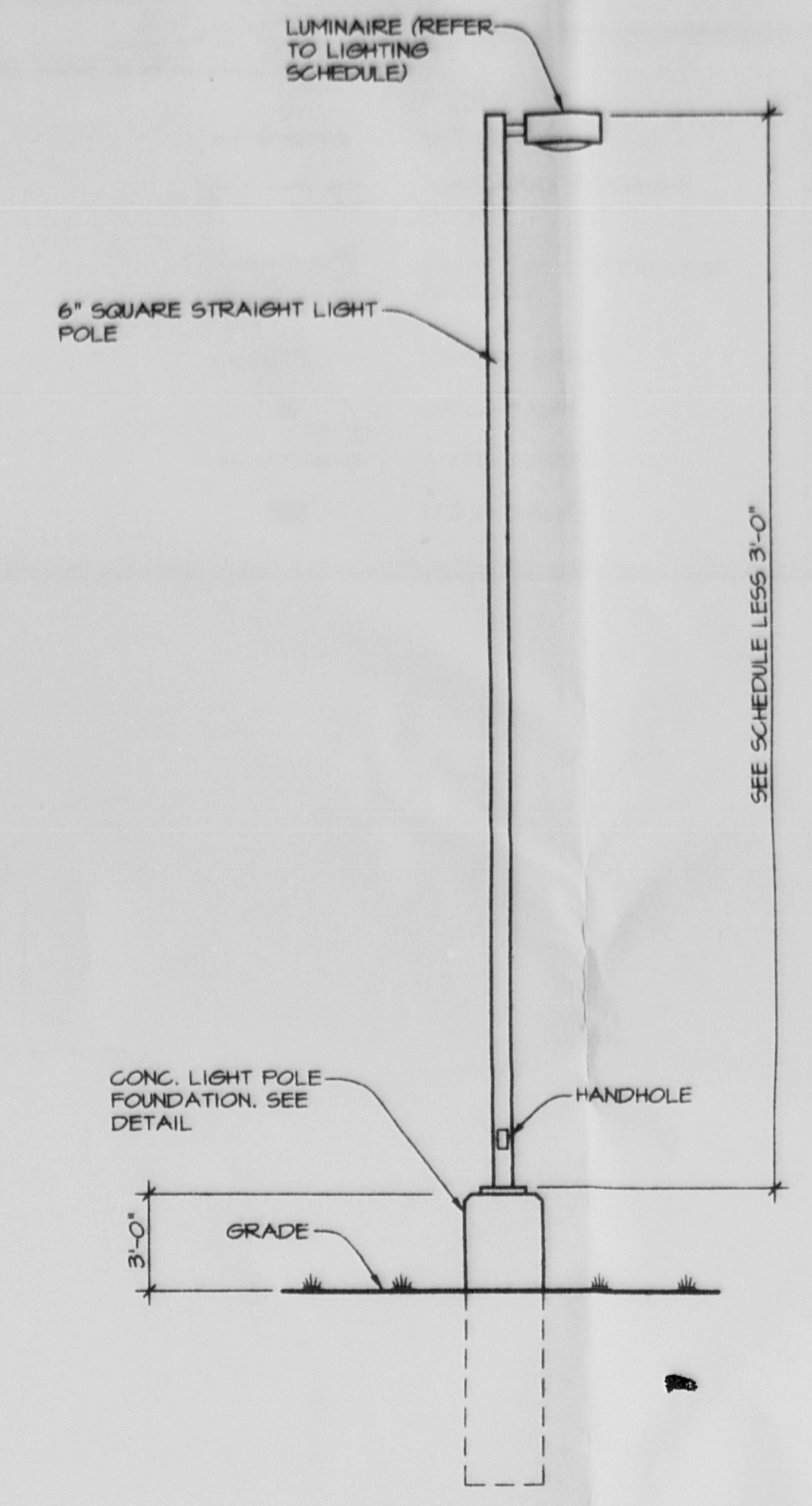
5  
OF  
8  
Project No. 9914



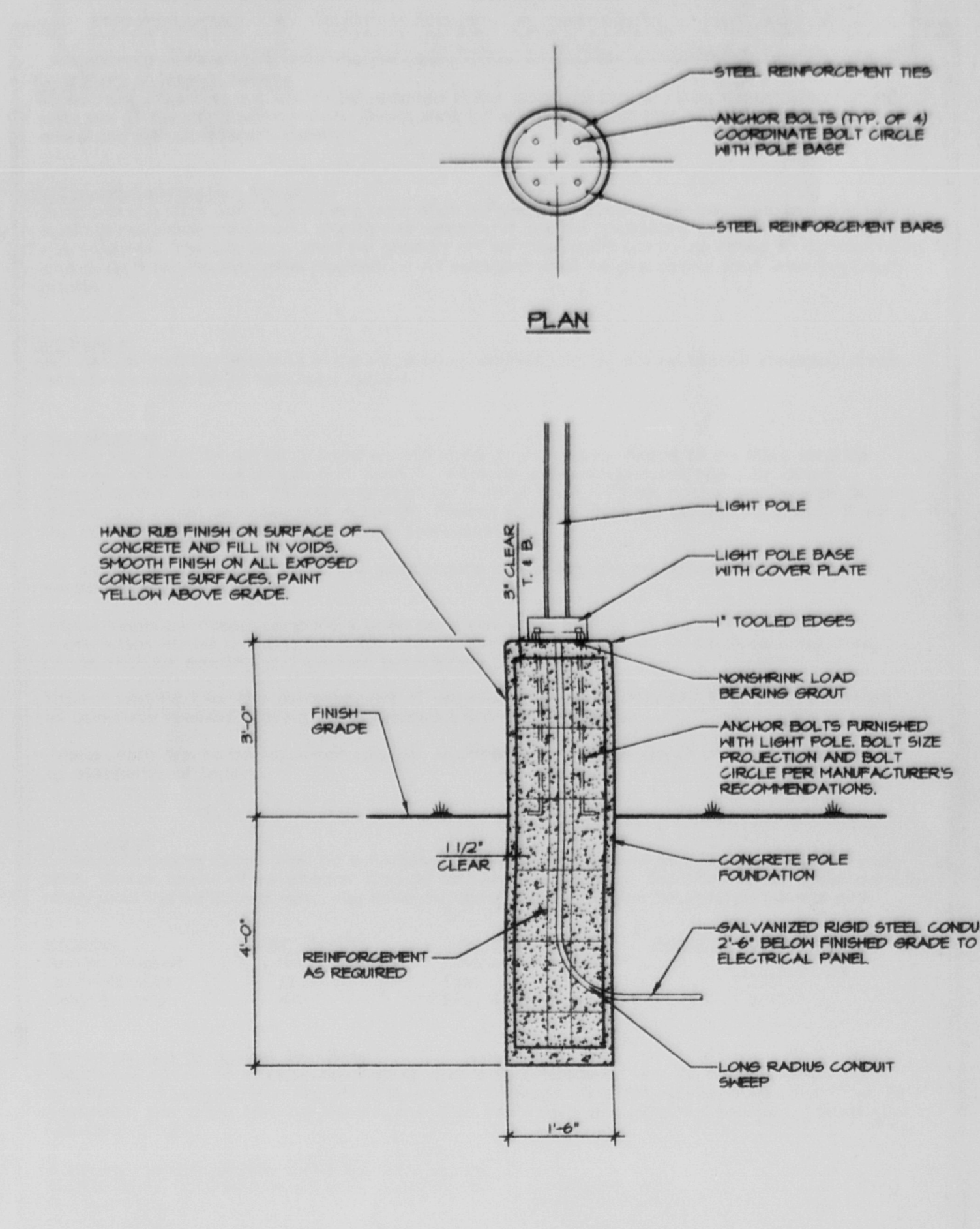


# LIGHTING SCHEDULE

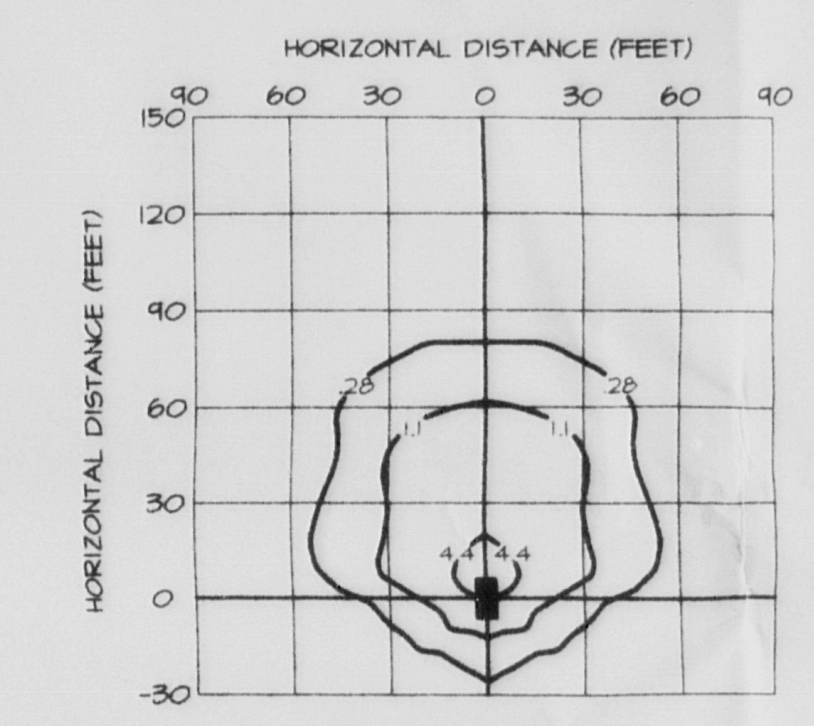
- L1: 250 WATT HIGH PRESSURE SODIUM, EXCELINE, SAR SERIES, 30' MOUNTING HEIGHT.
- L2: 150 WATT HIGH PRESSURE SODIUM, EXCELINE, SAR SERIES, 20' MOUNTING HEIGHT.
- L3: 150 WATT HIGH PRESSURE SODIUM, EXCELINE, 300 SERIES WALLCUBE, 15' MOUNTING HEIGHT.
- L4: 10 WATT HIGH PRESSURE SODIUM, ULS ULTRALYTER, 10' MOUNTING HEIGHT.



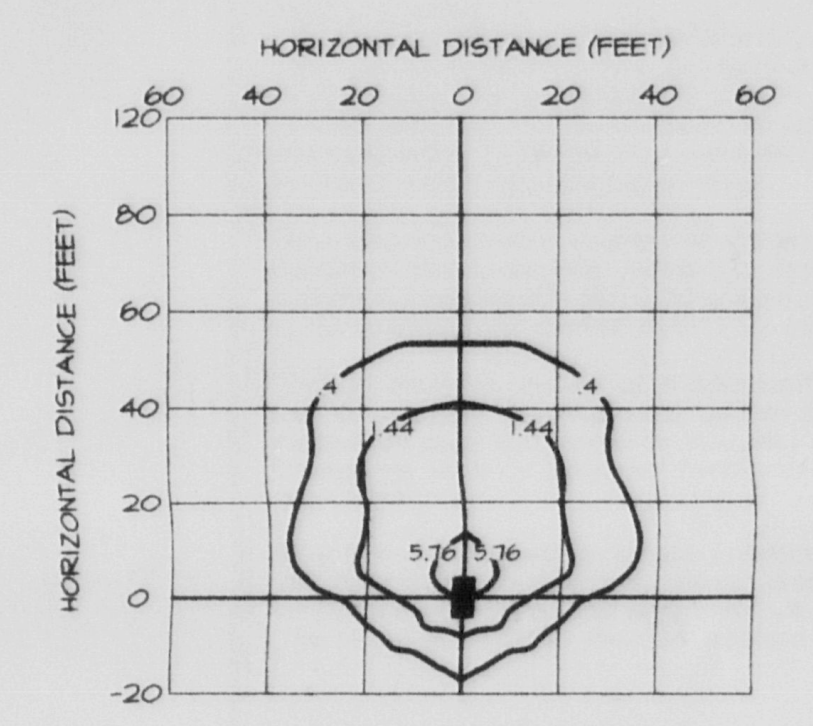
LIGHT POLE DETAIL  
NOT TO SCALE



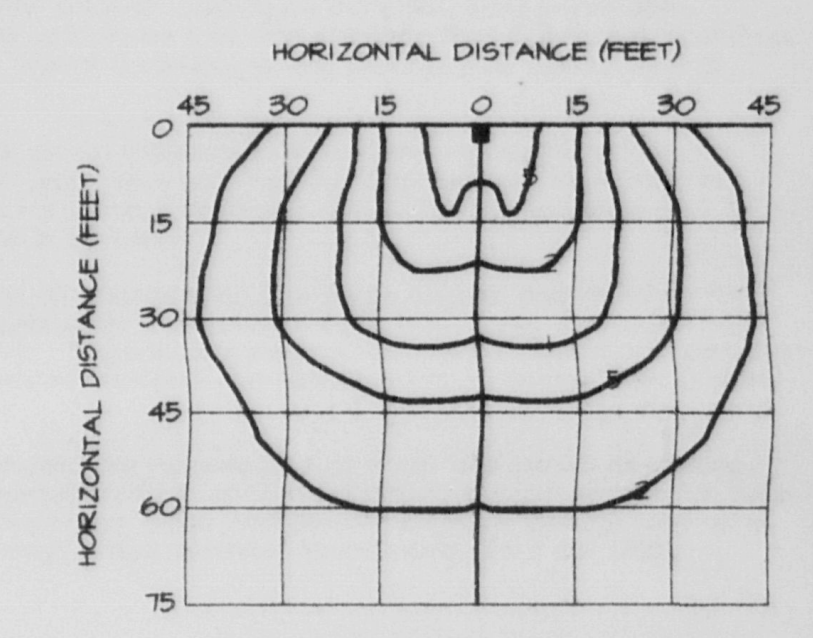
LIGHT POLE FOUNDATION DETAIL  
NOT TO SCALE



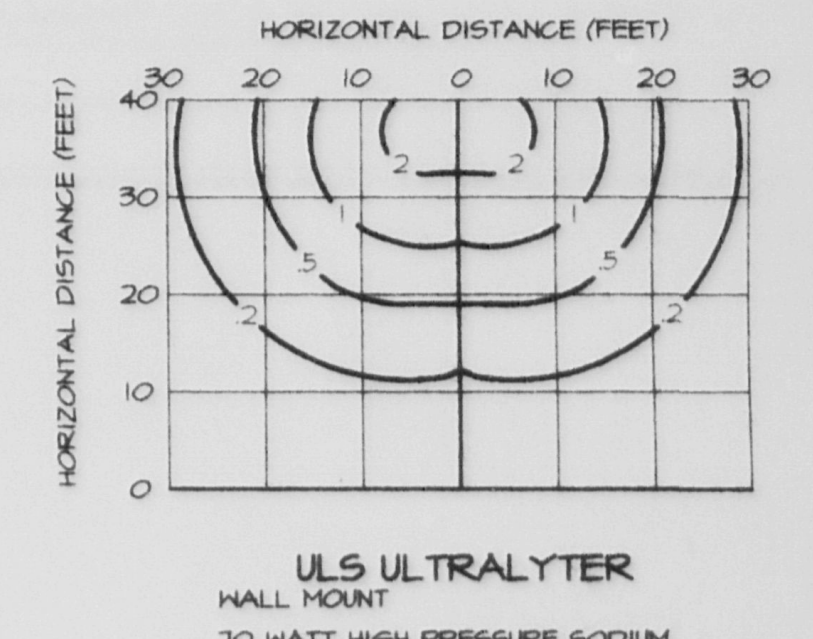
SAR SERIES  
AREA / ROADWAY LUMINAIRE  
250 WATT HIGH PRESSURE SODIUM  
30' MOUNTING HEIGHT  
ISOLUX CHART  
NOT TO SCALE



SAR SERIES  
AREA / ROADWAY LUMINAIRE  
150 WATT HIGH PRESSURE SODIUM  
20' MOUNTING HEIGHT  
ISOLUX CHART  
NOT TO SCALE



300 SERIES WALLCUBE  
WALL MOUNT  
150 WATT HIGH PRESSURE SODIUM  
15' MOUNTING HEIGHT  
ISOLUX CHART  
NOT TO SCALE



ULS ULTRALYTER  
WALL MOUNT  
10 WATT HIGH PRESSURE SODIUM  
10' MOUNTING HEIGHT  
ISOLUX CHART  
NOT TO SCALE



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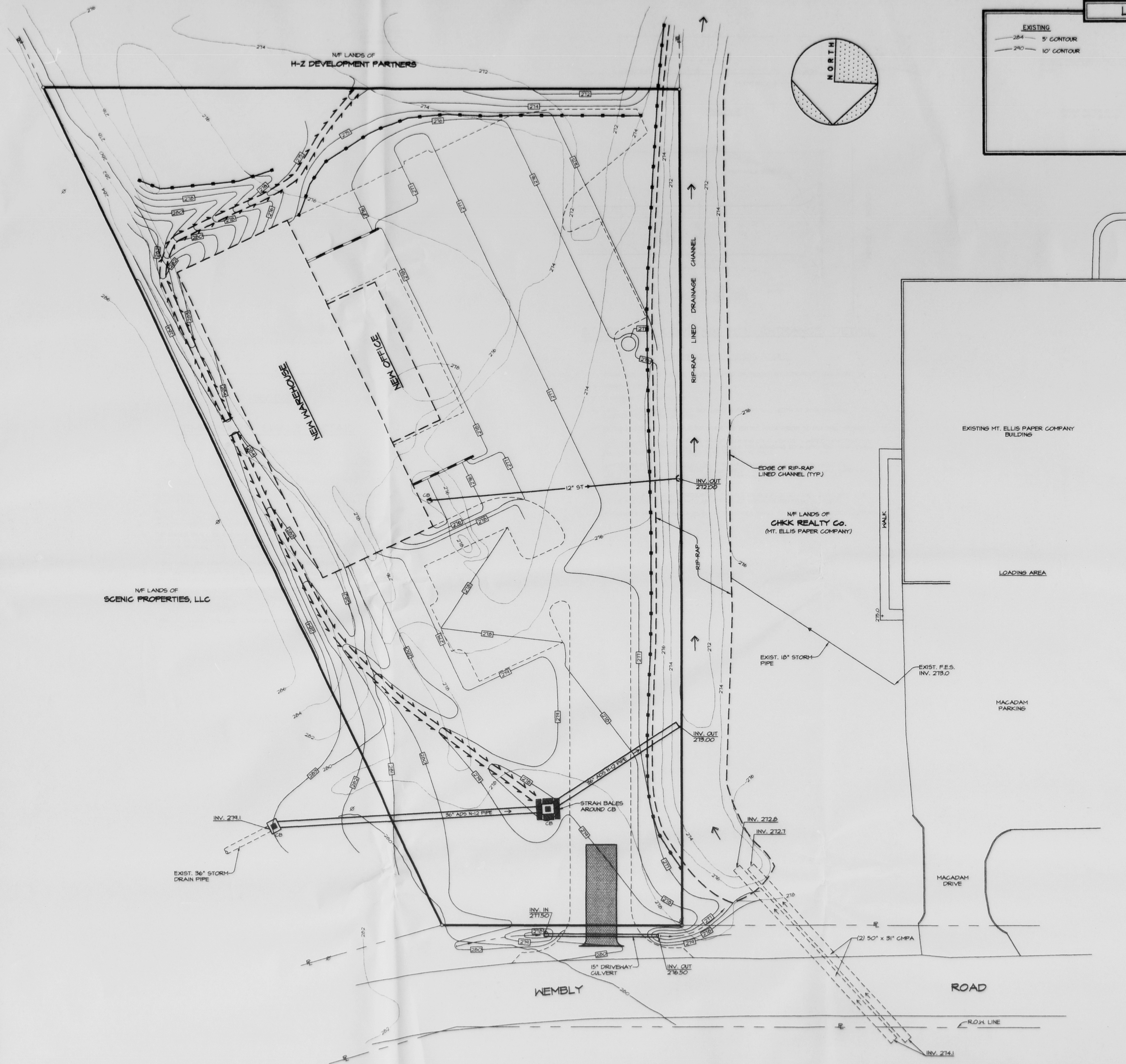
1	ENTRANCE TO SITE	4-28-2000
ISSUE	REVISION	DATE

Drawn By: J.R.J.  
Checked By: G.J.S.  
Scale: 1"=20'  
Date: 4-5-2000

Project: NEW WAREHOUSE / OFFICE BUILDING FOR THOMAS'S AIRCRAFT SUPPLIES, INC.  
TOWN OF NEW WINDSOR, N.Y.

6 OF 8  
Project No. 9914





### LEGEND

EXISTING	NEW
284 5' CONTOUR	SILT FENCE
210 10' CONTOUR	TEMPORARY DIVERSION SHALE
	STABILIZED CONSTRUCTION ENTRANCE
	FINISHED GRADE
	CATCH BASIN
	STORM SEWER
	STRAW BALE

### EROSION & SEDIMENT CONTROL MEASURES

**Temporary Diversion Shaless**  
Temporary diversion shaless will be installed in the locations indicated on the drawing for the purpose of diverting stormwater. Shaless shall be maintained until the regraded area is stabilized with permanent seeding.

**Stabilized Construction Entrance**  
Temporary gravel construction entrance shall be installed immediately adjacent to the existing existing macadam pavement. During wet weather it may be necessary to wash vehicle tires at this location. The entrance shall be graded off so that runoff will be directed to a catch basin and away from the macadam pavement. All sediment shall be prevented from entering catch basins.

**Silt Fence**  
Silt fences shall be installed in the locations specified above, around topsoil stockpile areas, and at the base of all disturbed slopes.

**Land Grading**  
Final land surfaces will be graded as indicated on the plans. Areas to be filled shall be cleared, grubbed, and stripped of topsoil. Remove trees, vegetation, roots or other objectionable material. Fill material shall be free of brush, rubble, rocks, logs, stumps, building debris, and other objectionable material. Frozen material shall not be placed in the fill nor shall the fill material be placed on a frozen foundation.  
Cut slopes will be 3:1 or flatter for maintenance by mowing, and roughened for vegetative establishment.  
Unless otherwise noted, temporary seed bare soil within 15 days of exposure unless construction will begin within 30 days. If construction is suspended, or sections completed, areas shall be seeded and mulched immediately.  
Topsoil required for the establishment of vegetation will be stockpiled in amount necessary to complete finished grading of all exposed, non-sodded, areas.  
Areas which are to be topsoiled shall be scarified to a minimum depth of three inches prior to placement of topsoil.

**Dust Control**  
Construction operations shall be scheduled to minimize the amount of area disturbed at one time. Buffer areas of vegetation shall be left where indicated. The site can be sprinkled with water until the surface is wet. The following spray adhesives can be used on mineral soils.

Material	Water Division	Type of nozzle	Apply Gallons per acre
Acrylic Polymer	4:1	Coarse Spray	500
Latex Emulsion	12.5:1	Fine Spray	235
Resin in water	4:1	Fine Spray	300

**Temporary And Permanent Seeding**  
Seeding preparation includes removal of debris and obstacles such as rocks and stumps, scarify soil if compacted. Adjust pH to 6.0 with lime, and fertilize with 600 lbs of 5-10-10 or equivalent per acre. All disturbed areas shall be temporarily seed if construction does not resume in 15 days.  
Apply permanent seeding consisting of:  
Empire birdfoot trefoil or common white clover 8 lbs per acre  
Fescue 20 lbs per acre  
Plus Ryegrass 8 lbs per acre  
Apply temporary seeding consisting of Ryegrass (annual or perennial) at 30 lbs per acre.  
The optimum time for permanent seeding is in the spring from March 21 through May 20, and in late summer and early fall from August 25 to October 15. Permanent seedings may be made any time of year if properly mulched and adequate moisture is provided. Broadcasting, drilling with cultipack type seeder or hydroseeding are acceptable.

**Topsoil/Mulching**  
Where vegetation will be established, preserve and apply existing topsoil and friable fine textured subsoils that are stripped during excavation. Complete rough grading and final grading, allowing for depth of topsoil to be added. Scarify all compact, slow permeable, medium and fine textured subsoil areas. In soil areas that are steeper than 5 percent, scarify at approximately right angles to the slope. Remove refuse, woody plant parts, stones over 3 inches in diameter, and other litter.  
Topsoil shall have a minimum of 2 percent, and a maximum of 6 percent by weight of fine textured stable organic material. Topsoil shall have not less than 20 percent fine textured material (passing the No. 200 sieve) and not more than 15 percent clay. Topsoil shall be relatively free of stones over 1 1/2 inches in diameter.  
Topsoil shall be placed at a uniform depth of 2 inches for the steep slopes, and 4 inches for the low areas. Topsoil shall not be placed when it is partly frozen, muddy, nor on frozen slopes or over ice, snow, or standing water. Topsoil placed and graded on slopes steeper than 5 percent shall be promptly fertilized, seeded, mulched and stabilized by "tracking" with suitable equipment.  
If soil is compacted or crusted, surface should be loosened to at least two inches by disk or other suitable methods. Straw mulch (small grain) is preferred applied at an application rate of 2 tons per acre, and anchored with wood fiber mulch (hydromulch) at 500-750 lbs. per acre. The wood fiber mulch must be applied through a hydroseeder immediately after mulching.

**MAINTENANCE REQUIREMENTS AND SCHEDULES**  
**EROSION AND SEDIMENT CONTROL MEASURES**  
All erosion and sediment control measures shall be inspected for stability and operation following every runoff producing rainfall but in no case less than once every week. Any needed repairs shall be made immediately to maintain all measures as designed.  
Sediment shall be removed from behind the silt fence when it becomes approximately 6 inches deep at the fence. In areas that no concentrated flows are directed towards the fence. Replace the silt fence when "bulges" develop in the fence.  
All seeded areas shall be fertilized, re-seeded as necessary, and mulched to maintain a vigorous, dense vegetative cover.  
Sediment spilled, dropped, or washed onto existing macadam roadways must be removed immediately. All sediment shall be prevented from entering the storm drains. Additional aggregate shall be added to the stabilized construction entrances as required.  
Maintain dust control measures through dry weather periods until all disturbed areas are stabilized.

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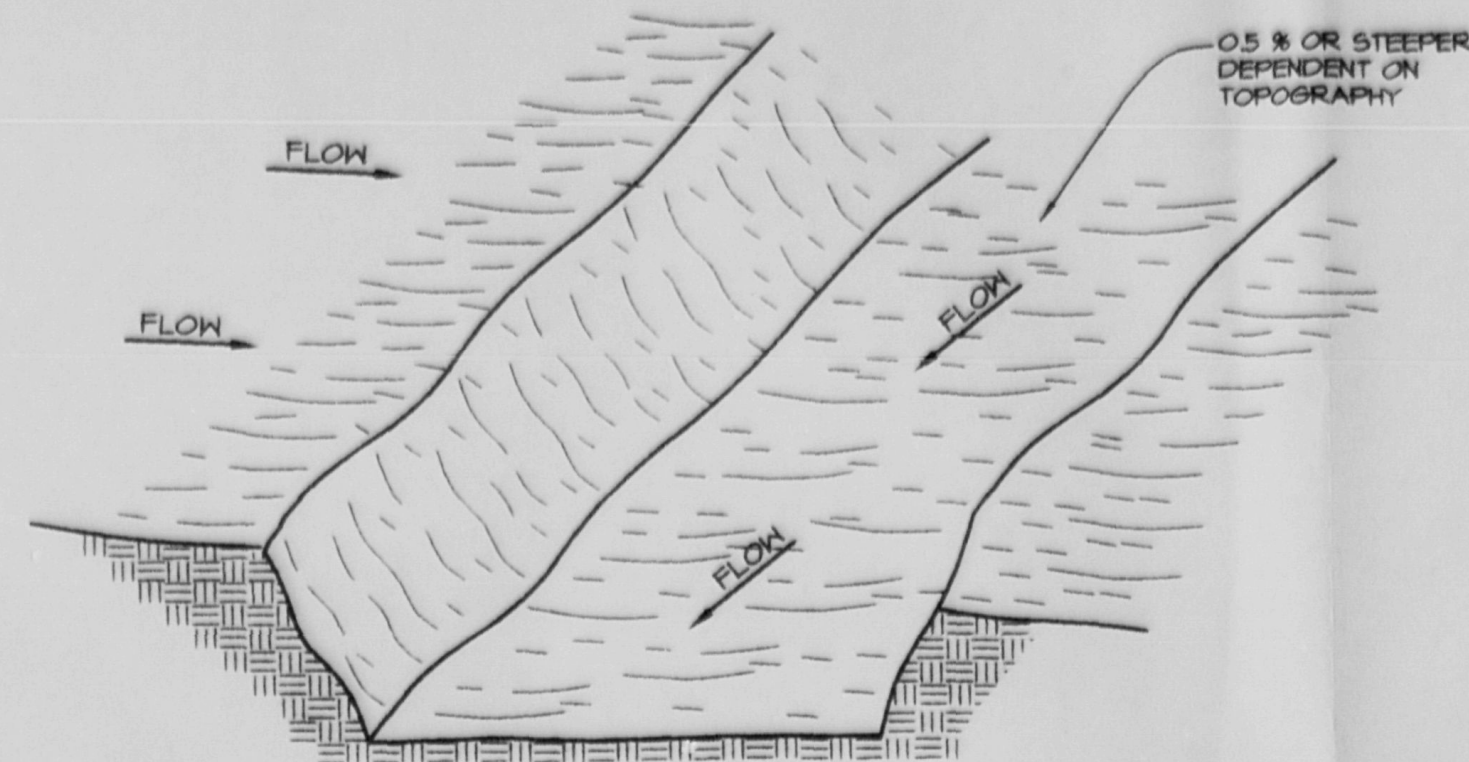
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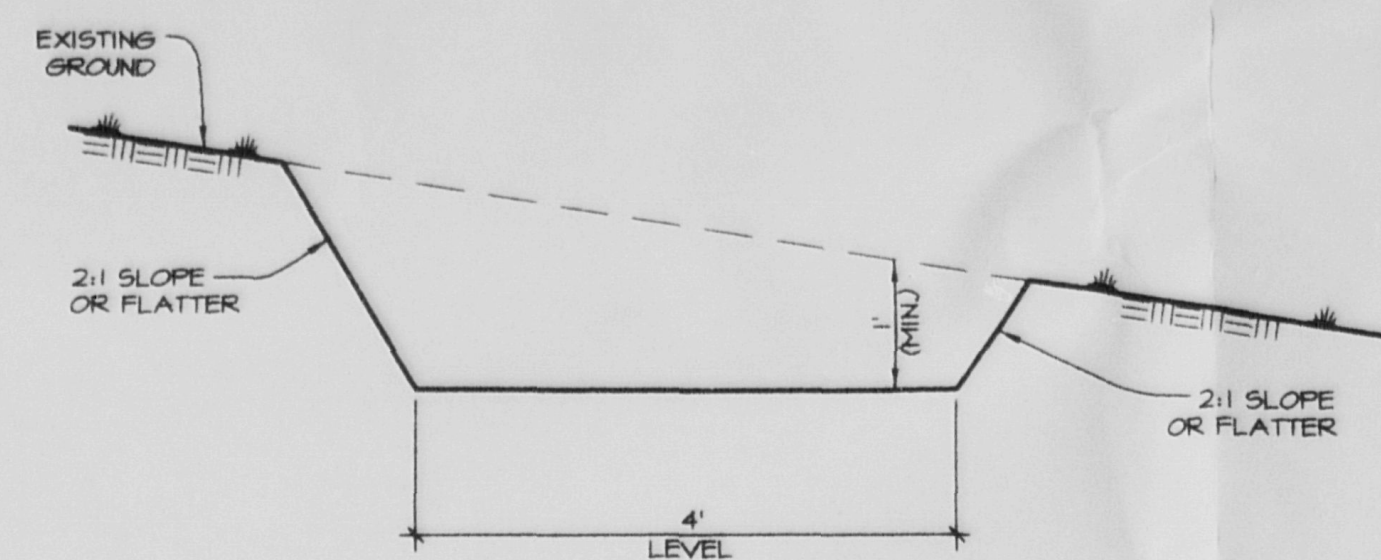
1	DRAINAGE FROM SCENIC PROPERTIES	4-28-2000
ISSUE	REVISION	DATE

Drawn By: J.R.J.	Checked By: G.J.S.	Scale: 1"=20'	Date: 4-5-2000
<b>EROSION CONTROL PLAN &amp; MEASURES</b> Project: NEW WAREHOUSE / OFFICE BUILDING <b>THOMAS'S AIRCRAFT SUPPLIES, INC.</b> WEMBLY ROAD TOWN OF NEW WINDSOR, N.Y.			
TOWN OF NEW WINDSOR PLANNING BOARD STATE OF APPROVAL 			7 OF 8 Project No. 9914





PLAN VIEW



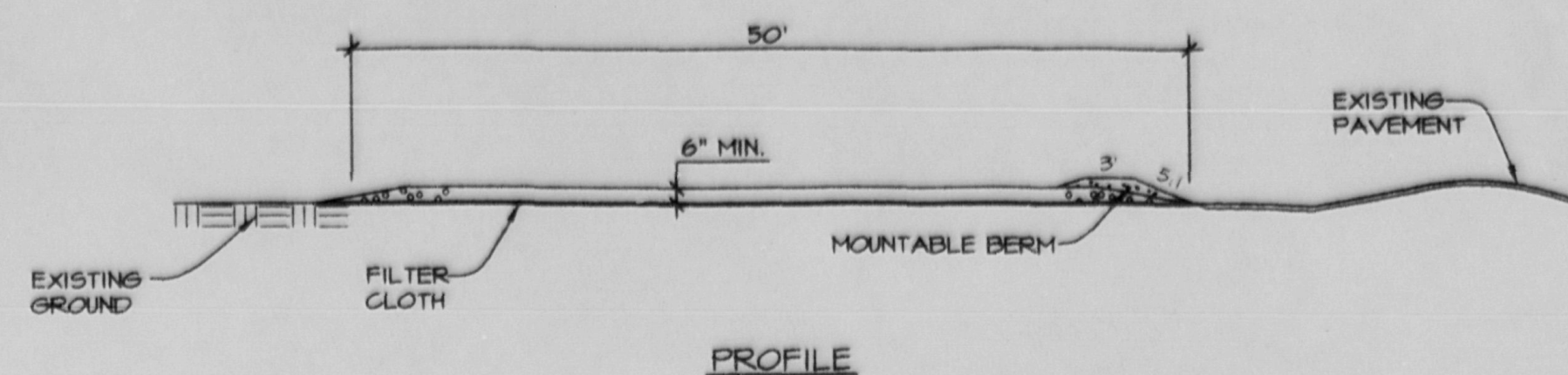
SECTION

### TEMPORARY SWALE DETAIL

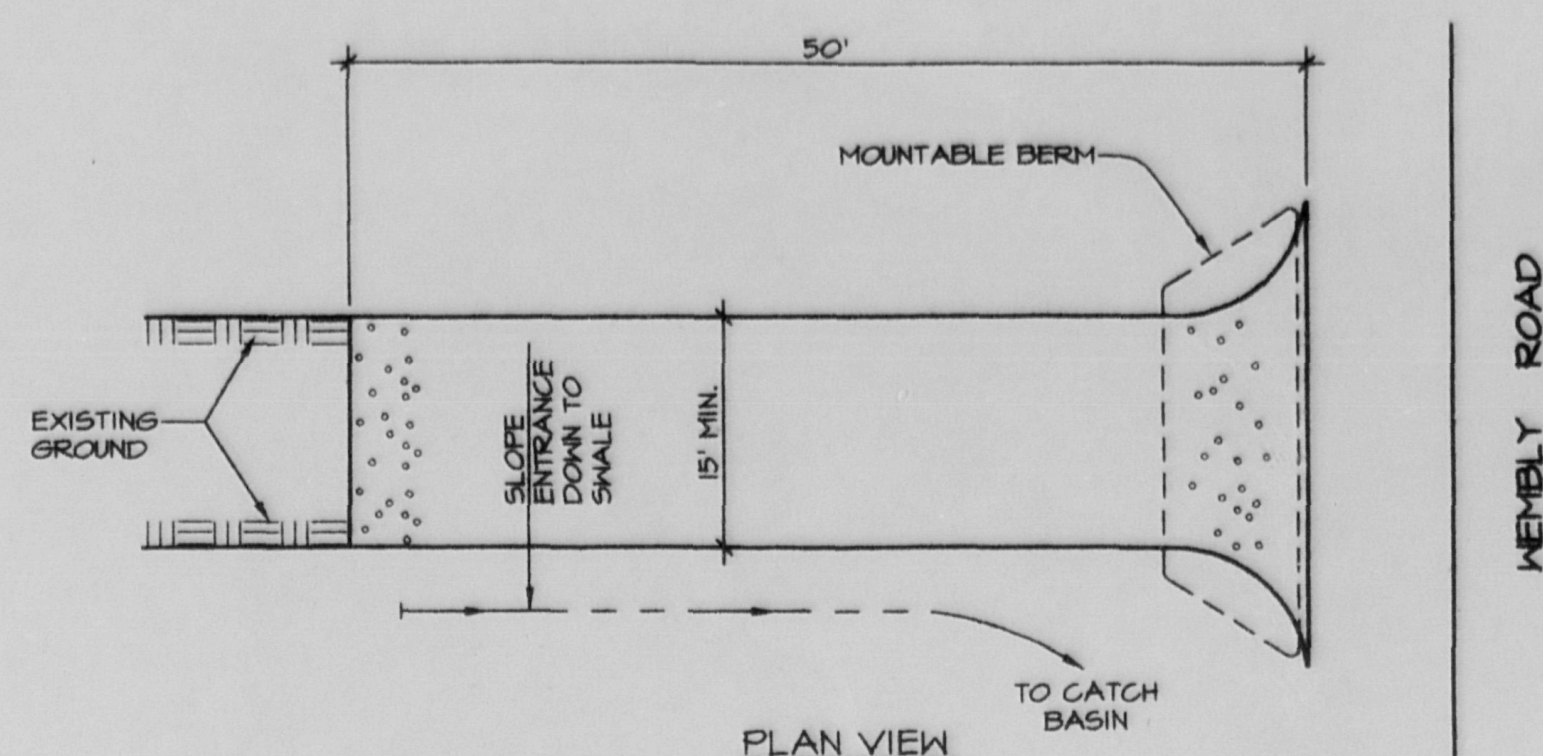
NOT TO SCALE

#### CONSTRUCTION SPECIFICATIONS

- ALL TEMPORARY SWALES SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
  - DIVERTED RUNOFF FROM DISTURBED AREAS SHALL BE CONVEYED TO A STORM INLET SEDIMENT TRAP.
  - DIVERTED RUNOFF FROM AN UNDISTURBED AREA SHALL OUTLET DIRECTLY INTO AN UNDISTURBED STABILIZED AREA AT NON-EROSIVE VELOCITY.
  - ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE SWALE.
  - THE SWALE SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPEDE NORMAL FLOW.
  - FILLS SHALL BE COMPACTED BY EARTH MOVING EQUIPMENT.
  - ALL EARTH REMOVED AND NOT NEEDED ON CONSTRUCTION SHALL BE PLACED SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE SWALE.
  - STABILIZATION SHALL BE AS PER THE CHART BELOW:
- | TYPE OF TREATMENT | CHANNEL GRADE | SWALE A (5' AC. OR LESS) |
|-------------------|---------------|--------------------------|
|                   | 0.5-3.0 %     | SEED AND STRAW MULCH     |
- PERIODIC INSPECTION AND REQUIRED MAINTENANCE MUST BE PROVIDED AFTER EACH RAIN EVENT.



PROFILE



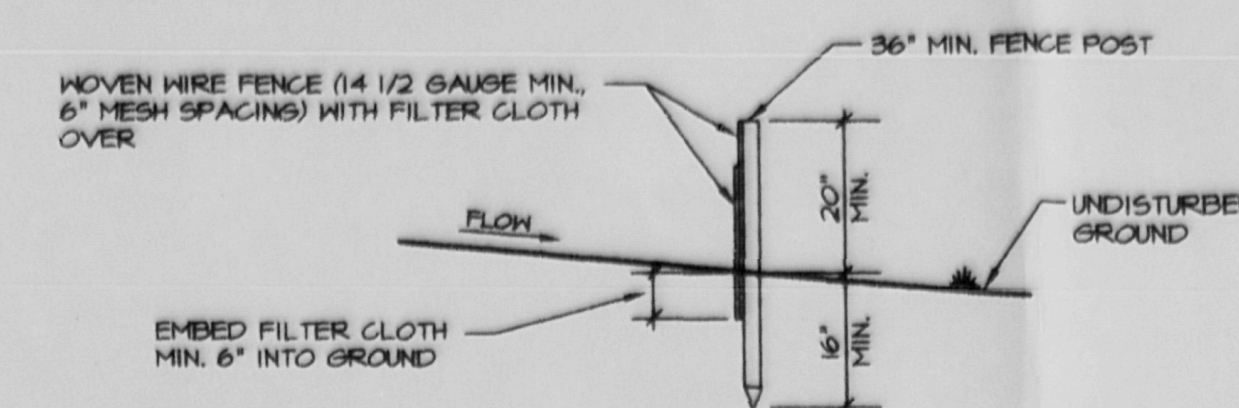
PLAN VIEW

### STABILIZED CONSTRUCTION ENTRANCE DETAIL

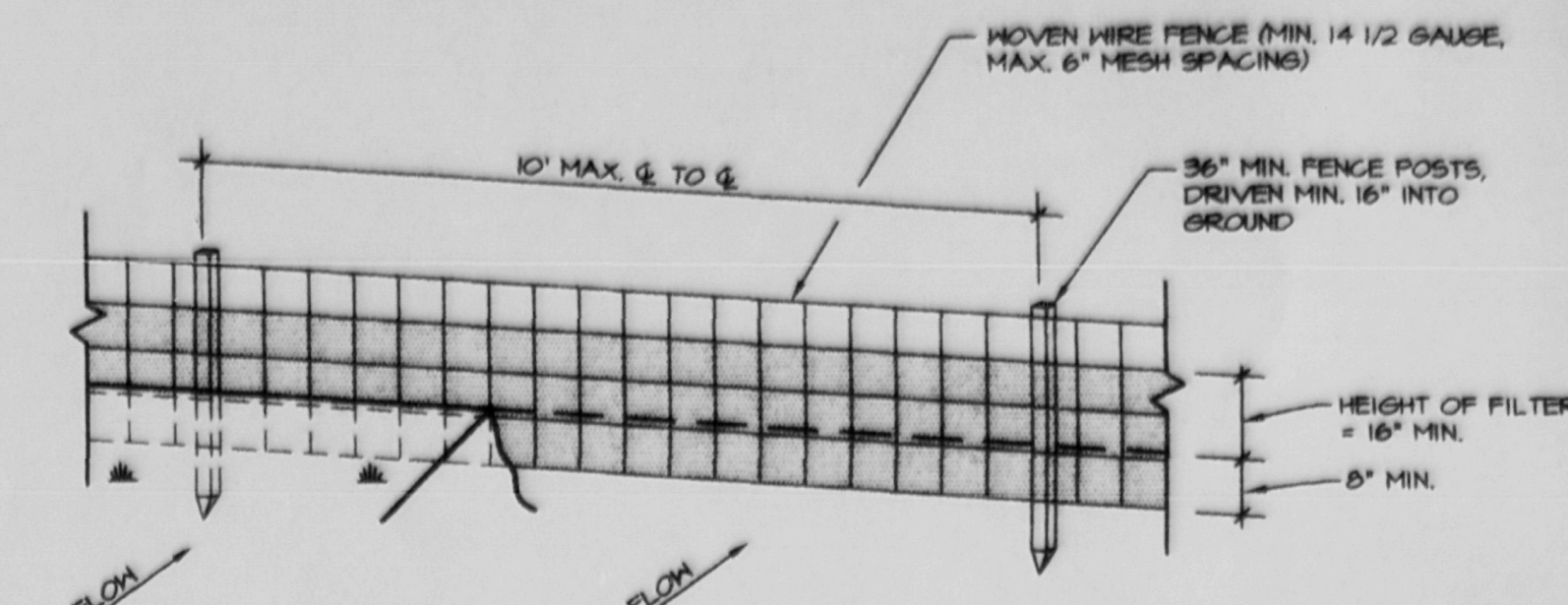
NOT TO SCALE

#### CONSTRUCTION SPECIFICATIONS

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - FIFTY (50) FEET
- THICKNESS - SIX (6) INCHES.
- WIDTH - FIFTEEN (15) FEET, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE DIRECTED TO A SWALE DISCHARGING TO A SEDIMENT TRAPPING DEVICE. PROVIDE A MOUNTABLE BERM WITH 5:1 SLOPES.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACED ONTO ROADWAY MUST BE REMOVED IMMEDIATELY.
- WHEN VEHICLE WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SECTION



PERSPECTIVE VIEW

### SILT FENCE DETAIL

NOT TO SCALE

#### CONSTRUCTION SPECIFICATIONS

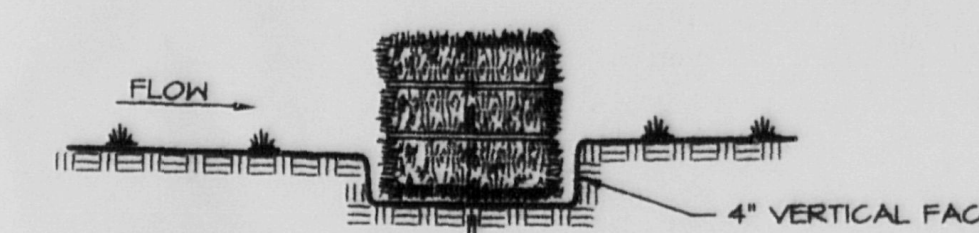
- MOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
- FILTER CLOTH TO BE FASTENED SECURELY TO MOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

POSTS: STEEL EITHER "1" OR "1 1/2" TYPE OR 2" HARDWOOD

FENCE: MOVEN WIRE, 14 1/2 GAUGE, 6' MAX. MESH OPENING

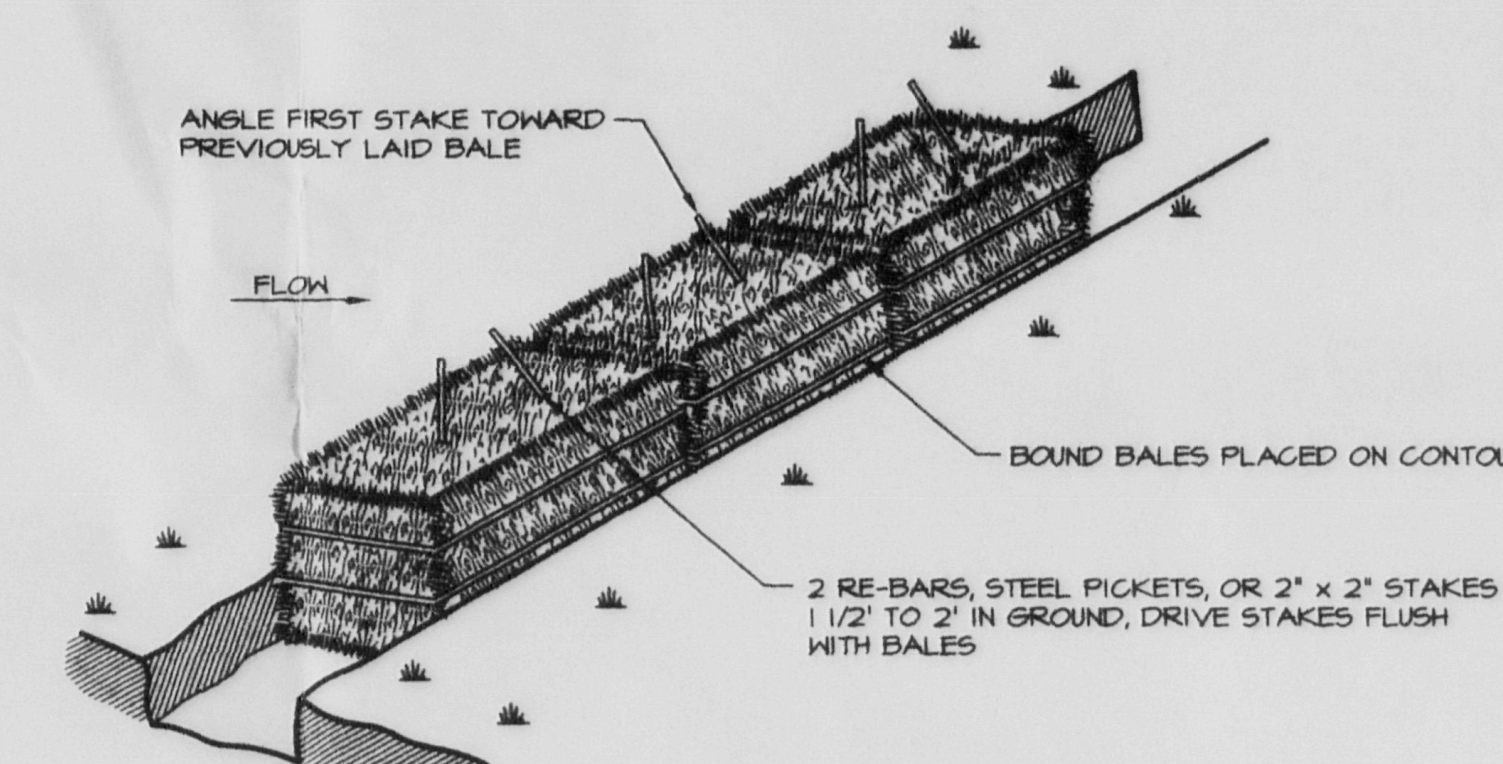
FILTER CLOTH: FILTER X, MIRAFIL 100X, STABILINKA THICK OR APPROVED EQUAL

PREFABRICATED UNIT: GEOTAB, ENVIROFENCE, OR APPROVED EQUAL



BEDDING DETAIL

DRAINAGE AREA NO MORE THAN 1/4 ACRE PER 100 FEET OF STRAW BALE DIKE FOR SLOPES LESS THAN 25%



ANCHORING DETAIL

### STRAW BALE DIKE

NOT TO SCALE

#### CONSTRUCTION SPECIFICATIONS

- BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
- EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4) INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
- BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
- INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

TOWN OF NEW WINDSOR PLANNING BOARD  
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